# Consultation Report for 01/21 - Major Amendment - Environmental Significance Overlay and Planning Scheme Policy 1: Environmental Significance

Prepared by Redland City Council

October 2023

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## Introduction

This report summarises the consultation activities undertaken for the 01/21 – Major Amendment – Environmental significance overlay and Planning Scheme Policy 1: Environmental significance (the amendment) and provides a summary of the key issues raised in submissions, officer responses and recommendations.

## Background

Council resolved to adopt the Wildlife Connection Plan 2018-2028 (WCP) and Wildlife Connections Action Plan 2018-2023 (Action Plan) at the General Meeting on 21 February 2018. The Action Plan included an action to '*Review City Plan to determine any necessary consequential amendments*.'

As part of the adoption of the WCP, Council resolved to amend the WCP Action Plan to change the timing of protecting corridor habitat in the City Plan from short-term to 'immediate' (within 12 months) and ensure that amendments to the City Plan to protect core habitat and wildlife corridors were undertaken and reported to Council within the first amendment package.

After considering several reports on this matter, at the General Meeting of 18 August 2021 Council resolved to commence the amendment process and submit the current amendment to the Queensland Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning (the Minister) for the purpose of the State interest review, in accordance with the process set out by the Minister's Guidelines and Rules (MGR).

On 2 September 2021 the Department of State Development, Infrastructure, Local Government and Planning (the department) gave Council a notice to request further information and to pause a timeframe under the MGR. The department then gave Council an additional request for further information on 8 November 2021 and again on 16 March 2022. Most of the items raised in these requests for information were able to be resolved at officer level. On 20 July 2022 Council resolved to respond to the notice from the department by making changes to the proposed amendment.

On 8 December 2022, the Minister advised Council that the State interest review had been completed and that Council could proceed to public consultation, subject to five Ministerial conditions.

On 15 March 2023 Council resolved to make changes to the amendment to comply with the Minister's conditions, to endorse proposed changes to the Planning Scheme Policy 1: Environmental Significance and to commence public consultation of the amendment.

In complying with the Minister's conditions Council also resolved to adopt 01/23 Minor Amendment – Environmental significance overlay maps: Matters of State Environmental Significance and Matters of Local Environmental Significance. This minor amendment commenced on 5 April 2023 in accordance with that resolution.

## Public consultation

Public consultation was undertaken from 11 May to 31 July 2023 for a total of 55 business days.

The community were made aware of the consultation period via a public notice published in the Redland City News and Council's website. The public notice was placed and hard copies of the amendment including maps, fact sheets and submission forms were available at Council's customer service centres at Cleveland, Capalaba, and Victoria Point. Consultation was promoted through Council's social media platforms. Individual letters were also sent to all private landowners potentially

affected by the proposed amendment.

Key activities undertaken during the consultation period included:

- Establishing a dedicated 'Your Say' site for the amendment on Council's website. This page provided information about the amendment as well as a platform for making submissions.
- Offering 'talk to the planner' phone calls where stakeholders could discuss the amendment and obtain further information.
- Providing opportunities to contact planners via email.
- Answering customer enquiries at the Customer Service counter in the main administration building in Cleveland.

During the extended consultation period council planning officers responded to 234 phone and 55 email enquiries, 27 counter enquiries and spent more than 37 hours talking to customers.

## Overview of submissions

At the end of the public consultation period, Council had received 284 submissions (this includes both properly made and not properly made submissions). Of those submissions, 106 were received via the online submission form on the 'Your Say' webpage, 165 were received via email and 13 were received in hard copy format.

For comparative purposes other recent amendments to City Plan received the following number of submissions:

- 528 submissions made in relation to 03/21 – Major Amendment – Minjerribah (Site-specific land uses).
- 21 submissions made in relation to 01/19 – Major Amendment – General.
- 37 submissions made in relation to 03/19 – Major Amendment – Heritage.
- 105 submissions made in relation to 04/20 – Major Amendment – Medium Density Zone Code Review.

The submissions were split evenly between support and objection to the changes to City Plan proposed by the amendment, with 124 of the 284 (43.7%) submissions clearly indicating objection to the amendment and 122 of the 284 (43.0%) submissions made in clear support of the amendment. The remaining 38 submissions (13.4%) were neutral.

Most submissions were made by or on behalf of individuals directly affected by the proposed amendment (161). Of these 13 were in support and 116 objected. There were 32 submissions by directly affected property owners that were neutral.

Four submissions were received from or on behalf of the development industry including:

- Saunders Havill Group on behalf of LendLease Communities (Shoreline) Pty Ltd.
- Villawood Properties.
- Stockland.
- UDIA Queensland.

Some other local developers and industry stakeholders made property-specific submissions identifying recent approvals that have been considered in the later sections of the report.

None of these submissions from the development industry objected to the proposed amendment in principle.

Additionally, a submission raising concerns was made by SEQ Water.

One submission was also received from Queensland South Native Title Services on behalf of the Danggan Balun People.

There were two submissions made by environmental groups, the Wildlife Preservation Society of Queensland, and Koala Action Group.

## Summary of key issues

This report provides a summary of the key themes raised in the submissions. This report does not document every individual issue but provides a consolidation of the key issues raised in the submissions.

The following table provides a summary of the key issues or themes raised by submissions, with an officer response and recommendation for each key issue.

Note that the grounds raised in all submissions, whether properly made or not, have been addressed in this report.

| Submissions summary | Officer comments | Recommended changes in response to submission/s |
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| Theme 1: Proposed MLES – wildlife core and corridor habitat map | | |
| The most common theme raised in many submissions related to the Environmental significance overlay (ES overlay) map and the proposed new category.<br><br>Submissions noted where the proposed new category included areas containing non-native species or that there were no trees in the area that has been mapped in the new Matters of Local Environmental Significance (MLES) category.<br>Submissions also noted where the proposed new MLES – wildlife core and corridor habitat map didn't visually appear as a linear corridor.<br><br>There were submissions that raised concerns that related to the WCP mapping that underpinned the amendment, including that using remote sensing to map vegetation is flawed and that mapping should be ground truthed.<br><br>Some specific points were raised in relation to the Coolnwynpin Corridor and the Industry Place to St Luke's Court' Stepping Stones Corridor.<br><br>A submission also noted that the mapping does not identify the areas of Matters of State Environmental Significance (MSES) such as koala habitat for which differing regulatory controls apply | It is acknowledged that the mapping reflects a particular point in time and is subject to a lengthy statutory process before being released for public consultation. Accordingly, the mapping may not reflect all recently approved development. Where a property has been recently developed it may no longer meet the criteria to be mapped as 'MLES – wildlife core and corridor habitat' (being that it is less than 1000m² and/or vegetation has been removed). To address this matter, it is recommended that prior to the proposed amendment being resubmitted to the Minister the proposed new MLES – wildlife core and corridor habitat map is updated to reflect recent development (remove lots that are now less than 1000m², as well as lots where native vegetation has been lawfully cleared in accordance with an approval. A separate minor amendment package is also currently being prepared that will update the existing City Plan mapping. This package will include changes to the existing MLES layer in City Plan to reflect recent development (remove lots that are now less than 1000m², as well as lots where native vegetation has been lawfully cleared in accordance with an approval).<br><br>The WCP map is based on vegetation mapping, that was created using LiDAR, a remote sensing methodology. This is the most used method to map vegetation as a practical and economically sensible way to capture vegetation cover over large areas. There is a margin of error with this technology, and occasionally non-native species or unvegetated areas might be mapped. | It is recommended that prior to the proposed amendment being resubmitted to the Minister the proposed new MLES – wildlife core and corridor habitat map is updated to reflect recent development (remove lots that are now less than 1000m², as well as lots where native vegetation has been lawfully cleared in accordance with an approval). Refer to Appendix 1 and 2. |

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| | Ground-truthing would result in a more accurate map, but there would be a high cost associated with this.<br><br>Where a property owner has made a specific submission identifying either development or an error, this is considered in detail in Theme 13 later in this report.<br><br>The WCP has been translated into the ES overlay, in accordance with mapping principles, as directed by Council at the General Meeting of 17 March 2021. As with all other overlays in the City Plan, the ES overlay identify values at a city-wide scale. The City Plan only has affect where there is proposed development. A property level assessment is done as part of the development approval process. That is the point that site-specific information can be considered and assessed.<br><br>Importantly, the tables of assessment make it clear that the trigger for assessment is 'operational work involving clearing of native vegetation'. Therefore, if there is no vegetation or a non-native species is mapped in error it will not require an application for operational work.<br><br>The proposed new MLES – wildlife core and corridor habitat category has only been mapped on properties where the WCP overlaps with the existing ES overlay map, in accordance with Council's resolution at the General Meeting of 17 March 2021. This is why it doesn't always appear as a linear corridor, as it does in the WCP.<br><br>The WCP is adopted by Council. Changes to the WCP are outside the scope of this proposed amendment. This feedback could be considered as part of a future WCP review.<br><br>The MSES in the ES overlay mapping is sourced from the Queensland Government's State Planning Policy 2017 (SPP) Interactive Mapping System (IMS) and is not affected by the | |

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| | current amendment. MSES mapping is subject to change by the Queensland Government. Accordingly, review of the SPP IMS should always be undertaken and may provide more recent MSES mapping (refer to section 8.4 of the *Planning Act 2016*). Council officers are currently checking the accuracy of the MSES mapping depicted in the ES overlay mapping and if necessary, will recommend a minor amendment to City Plan is undertaken to ensure the latest SPP IMS mapping is reflected. | |
| Theme 2: General support for the amendment | | |
| Some submissions went into more detail about why they supported the amendment, or the key outcomes they anticipated. Key points included:<br>• protecting and retaining these high value wildlife areas to prevent further fragmentation of habitat and loss of biodiversity.<br>• Enable the movement of wildlife and support the continuation of viable wildlife populations.<br>Many submissions included observations that wildlife numbers had declined. Submissions indicated that wildlife is valued and expressed a desire that habitat be protected. Koalas are of value to the community and submissions noted the decline in koala numbers, attributing it to habitat clearing. Submissions also mentioned wallabies and birdlife being valued by the community.<br><br>Some submissions made in support of the proposed amendment also identified some of the benefits to ecological processes (for example, water quality).<br><br>Some submissions made in support of the proposed amendment suggested that existing Redland City Council (RCC) conservation rules are not strong enough or strongly enough enforced and that | These submissions are noted. | No change recommended. |

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| in previous development examples RCC's rules have proved too weak to protect these habitats and their wildlife. | | |
| Theme 3: Implementation considerations | | |
| The next most common issue or theme that was raised in submissions related to how the proposed amendment would be implemented.<br><br>Some submissions noted that the proposed amendment does not differentiate between the type of corridor. For example, '*Stepping Stones*' corridors, that are a lower priority for protection and rehabilitation in the WCP are treated the same as '*Established corridors*' that contain the highest priority values for rehabilitation.<br><br>Some submitters were concerned that the proposed amendment would require landowners to engage an ecological expert and obtain ecological reports to identify the habitat values on their property and ground truth the MLES Corridor mapping. Submitters were also concerned about the cost associated with additional assessment requirements to remove vegetation.<br><br>Other submitters raised concerns in relation to how the proposed amendment would impact on their day-to-day management of their property, including things like gardening or removing dead or fallen trees.<br><br>A submission raised that the State Development Assessment Provisions (SDAP), State Code 25 only countenances a corridor where there are highly connected patches within 200m. The amendment mapping proposes some corridors with larger gaps, and the submission requested the amendment remove these | To support land owners whose properties are included within the proposed new MLES – Wildlife core and corridor habitat, Council has provided in-principle support to assist affected private landowners through the existing Environmental Partnerships Program and a rate concession aligned to the Environment Levy in recognition of the contribution that affected private landowners make to the City's environmental values and the stronger protections that affect their properties.<br><br>Council did consider options that consider the different corridor categories and priorities (outlined the Report to Council 17 March 2021). Council made the decision to map all wildlife corridor categories with the intention that it would deliver a greater ecological benefit in integrating the WCP into the City Plan.<br><br>It is acknowledged that depending on the underlying zoning there may be additional costs for landowners who propose to clear native vegetation identified as being within the proposed new MLES – wildlife core and corridor habitat with the requirement to lodge an operational works application for vegetation clearing. Additional costs may also be incurred to obtain ecological reports to support any such application.<br><br>The City Plan categories of development and assessment for overlays (table 5.9.1 – assessment benchmarks for overlays) are very clear in stating that — Clearing for purposes mentioned in part 1 of Schedule 21 of the Regulation is not made assessable by this planning scheme. Essential management, as defined in | No change recommended. |

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| isolated elements.<br><br>One submitter also requested clarification on the interaction between the City Plan and Native Title, specifically:<br>• How do the proposed amendments observe the potential impacts on the cultural values of the area?<br>• How will the Danggan Balun People be involved in the implementation of the Redland City Plan?<br>• Whether and how comments and feedbacks of the Danggan Balun People will be considered in relation to the developments of their traditional lands?<br><br>One submitter also presented the opinion that the Purpose of the ES overlay code and the assessment benchmarks is inconsistent. That submission suggested that performance outcome 3 (PO3) be amended to read *'development is located to avoid the clearing of native vegetation in MLES – wildlife core and corridor habitat areas <u>where reasonably possible</u>'.* | the Regulation, is also not made assessable by this planning scheme. Essential management allows for the day-to-day management activities of a property without the need for approval.<br><br>The SDAP Code 25 relates to development in South East Queensland koala habitat areas. It is not applicable or relevant to MLES, or to assessing wildlife movement generally.<br><br>There is no legislative link between the PAct, the Native Title Act, and the Aboriginal Cultural Heritage Act (ACHA). Each has it is own administrative process.<br><br>In terms of engagement, contacting Traditional Owners to inform them of the amendment is demonstrative of Council's commitment to ensure Traditional Owners can lodge submissions in the plan making process.<br><br>Any proposed development must adhere to the required processes under the Native Title Act and the ACHA. There is an advisory note on all development approvals that informs applicants of this requirement.<br><br>It is considered that the change to PO3 is unnecessary. The wording of the codes purpose makes it clear that the MLES – wildlife core and corridor habitat areas are the highest priority for protection. Adding the additional wording into the performance outcome would undermine this. | |
| Theme 4: Property value | | |
| Several submissions expressed concerns that their individual property value would be affected, in terms of either development potential or sales value. | The proposed amendment is based on the WCP that was adopted by Council in 2018. The WCP sets out Council's policy for the protection of the City's most important core habitat areas and the wildlife corridor habitat that connects them. The plan includes a | No change recommended. |

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| | priority action to protect existing corridor habitat through City Plan. Importantly, the proposed amendment does not expand the spatial extent of the ES overlay. Only properties that have existing MSES or MLES are identified in the proposed amendment.<br><br>Property value is not a planning consideration as it is outside of the scope of Queensland's planning framework.<br><br>In certain circumstances, private property owners may have a right to apply for compensation. The Pact enables landowners to claim compensation from Council in response to an adverse planning change. An affected person may claim compensation if Council refuses to assess a development application under the superseded planning scheme. The timeframe for this entitlement is generally 12 months from the date the adverse change was made, in this instance, the date will be taken as the date the amendment commences. | |
| Theme 5: Clearing hazardous trees, property boundaries, and managing bushfire risk | | |
| Some submissions raised concerns in relation to clearing to minimise risk. Submissions were concerned that clearing activities that would be exempt under the under the *Planning Regulation 2017* (the PReg), such as the establishment of a firebreak or fire management line, clearing to remove imminent risk of serious injury, would be made assessable by the proposed amendment. | City Plan categories of development and assessment for overlays (table 5.9.1 – assessment benchmarks for overlays) are clear in stating that —Clearing for purposes mentioned in part 1 of Schedule 21 of the PReg is not made assessable by this planning scheme. Essential management, as defined in the PReg, is also not made assessable by City Plan.<br>The proposed amendment does not change this note, and so clearing for minimising risk will be able to be undertaken without any assessment. The PReg makes clear that local governments cannot override these exemptions in a planning scheme, specifically:<br>• Schedule 6 – Development local categorising instrument is prohibited from stating is assessable development, part 20A operational work for necessary firebreaks or fire | No change recommended. |

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| | management lines allows for establishing and maintaining firebreaks (1.5m times the height of the tallest vegetation or 20m) or establishing a fire management line (10m).<br>• Schedule 7 Accepted development then makes operational work for necessary firebreaks or fire management lines accepted development and refers to the provision above. | |
| Theme 6: Expand protection to include rural parts of the City | | |
| Many submissions were received that requested Council consider implementing protection of wildlife connection areas in rural areas of the Redlands.<br><br>Submitters affected by the ES overlay but outside of the urban footprint also requested Council consider implementing protection of wildlife connection areas in rural areas of the Redlands. | The proposed new MLES – wildlife core and corridor habitat map is only being mapped in the urban footprint, in accordance with Council's resolution at the General Meeting of 17 March 2021. | No change recommended. |
| Theme 7: Corridors in urban or built-up areas should not be protected | | |
| Some submissions stated that corridors should not be protected in fragmented landscapes where fences, roads and urban or built-up areas present a hazard to fauna movement.<br><br>Specific examples that were identified were:<br>• Ney Road and Mount Cotton Road.<br>• Redland Bay Road.<br>• Wellington Street. | Redland City Council area contains many existing wildlife habitat networks and corridors with various values. These corridors and networks are essential for viable flora and fauna populations as they enable migration, colonisation and breeding within a fragmented landscape.<br><br>Networks and corridors of wildlife habitat may consist of a combination of environmental (bushland habitat) areas, street tree plantings, recreational parks and reserves, residential backyards, nonurban private lands, foreshore areas, waterways, and riparian areas.<br><br>The proposed amendment to the City Plan applies to both public and private land and is just one component of the | No change recommended. |

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| | implementation of the broader WCP. The WCP is supported by the Action Plan. This includes four key outcomes, with a total of 18 actions to manage protect and enhance the priority corridors identified in the WCP.<br><br>For example, the Action Plan includes two actions to facilitate safe fauna passage across road or rail barriers, that include assessment of road strike data and including mitigation options into Council's capital works program. | |
| Theme 8: Council responsibilities and non-scheme measures | | |
| Some submitters raised issues relating to Council's own responsibilities to manage Council land and asking for confirmation on how Council would support landowners.<br><br>Landowners made some suggestions for Council to consider, including:<br>• Encouraging residents to plant native vegetation by providing appropriate plant species at a low cost, or free.<br>• Annual inspection and trimming to maintain health.<br>• Complementary green bins.<br>• Assistance in undergrounding of utilities.<br>• Support in facilitating solar panels.<br><br>Some submissions also raised concerns in relation to domestic pets, and especially dogs, that need to be managed to protect wildlife moving through areas.<br><br>There were submissions from properties already participating in the Environmental Partnerships program, that suggested the | The Action Plan also outlines several actions that Council is undertaking to manage Council land. These actions include:<br>• Rehabilitating gaps and pinch points (through revegetation and rehabilitation).<br>• Strategic acquisition of conservation land for corridors and long term protection.<br>• Revegetating buffer areas to reduce edge effects.<br><br>At the General Meeting of 18 August 2021 Council provided in-principle support for non-statutory support measures for affected private landowners to assist affected private landowners through the existing Environmental Partnerships Program and a rate concession aligned to the Environment Levy in recognition of the contribution that affected private landowners make to the City's environmental values and the stronger protections that affect their properties.<br><br>The Action Plan also includes actions to educate residents on the impact of domestic and feral animals and the enforcement of Local Laws to reduce the impact of domestic and feral animals on | No change recommended. |

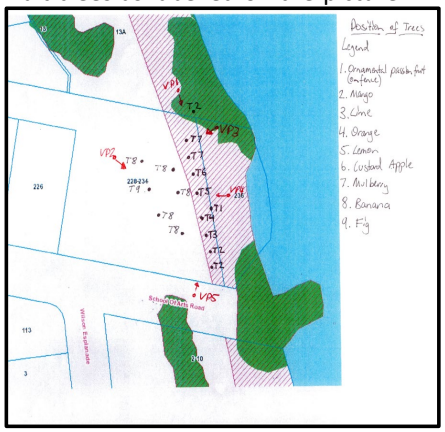
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| program is excellent, and should be available to all who will be affected by the changes, and available every year (rather than every three years). Some submissions advised that many of Council's Environmental Partnerships programs are not currently available to owners where lots are located within the urban footprint and in a residential zone in the City Plan.<br><br>Submissions raised concerns that it was unclear which of Council's 'Environmental Partnerships' measures will be available and what level of support will be provided. Submissions also requested that the Environmental Levy should be removed, not just reduced. | wildlife.<br><br>Submissions that are not directly relevant in terms of the proposed major amendment will be referred to relevant Group in Council for consideration.<br><br>It is possible that affected landowners could be suitable for an Environmental Partnerships program but would be assessed on a case-by-case basis. Councils Environmental Partnerships Program is available to all Redland Coast residents to apply for, with various options available for most property types from rural to urban areas. Applicants are assessed on their suitability for one of the five available programs.<br><br>Under Councils Environmental Partnerships, incentives are provided to encourage management of priority areas. Depending on the Environmental Partnerships program, incentives might include free plants, contractor support (e.g., weed control, or to create wildlife friendly fencing). This option prioritises property participation in mapped corridors, improving the outcomes for corridors.<br><br>Due to the popularity of the Environmental Partnerships Program, resourcing is currently limited. However, Council has provided in principle support to write to each private landowner to highlight the environmental management support and assistance currently provided in Council's Environmental Partnership Program, and any associated budget and resourcing implications will be considered and addressed as part of future budget deliberations.<br><br>Council provides up to five free plants through its annual Trees for Weeds event held by the Community Bushcare Program. For every bag of weeds handed in, Council provides a free native | |

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| | plant.<br><br>In addition, Council provides low cost local native plants through its community nursery at IndigiScapes.<br><br>Responsible pet ownership is an action under the current Action Plan. | |
| Theme 9: Current protections are sufficient, and do not require change | | |
| Some submissions were received from directly affected landowners that suggested that habitat had been protected for many years without overlays being applied.<br><br>Other submissions advised that their property was already protected by 'Tree Protection Area' (under Local Law 6) or by MSES.<br><br>Some suggested that making changes might result in adverse outcome; disincentivising habitat protection and enhancement.<br><br>There was a submission that suggested that when Council created the WCP it was not intended that there be statutory requirements on private landowners. | There have been several different mechanisms, including both statutory and non-statutory, that have sought to protect native vegetation on private property over many years. These protections have included the use of building envelopes and covenants imposed at the time of development as well as a Local Law that provided protection to identified vegetation through either Vegetation Protection Orders or Tree Protection Areas. Some of these have been superseded by the City Plan.<br><br>Amending the City Plan to incorporate the WCP was a key action when the WCP was adopted in February 2018. The resolution of Council in adopting the WCP specified that "*the drafting of additional provisions within the new City Plan are undertaken and reported to Council within the First Amendment Package*". | No change recommended. |
| Theme 10: Matters of State Environmental Significance and Local Environmental Significance overlap, and offset requirements | | |
| Some submissions stated that the proposed amendment was not consistent with the *Environmental Offsets Act 2014* and the PAct and PReg.<br><br>Concerns were raised in relation to the proposed amendment and the overlapping mapping between MSES, MLES and MLES wildlife | Local planning instruments are prepared and amended in accordance with the PAct. The statutory process for preparing or amending a planning instrument is set out in a document titled *The Minister's Guidelines and Rules* (MGR). This process requires that Council prepare amendments that are consistent with relevant statutory requirements. | No change recommended. |

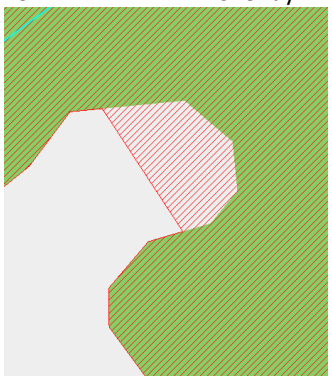
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| core and corridor habitat provides the opportunity for confusion of assessment and administrative controls. Offsetting for MLES is affected by the *Environmental Offsets Act 2014* (the Offsets Act) that restricts the imposition of an offset for a substantially similar environmental matter under another Act.<br><br>For consistency and to reduce ambiguity the amendment should make clear that offsets do not apply where offsets apply for a substantially similar environmental matter, state matter, or under another Act.<br><br>Another submission noted the proposed change to the offsets planting from 1:3 to 1:4 and advised that it would object to the new policy applying to a current development application. | All amendments are then also reviewed by the State to ensure that statutory requirements are addressed and that it is consistent with other statutory instruments, including the Offsets Act, the PAct and the PReg.<br><br>On 8 December 2022 the Minister confirmed in writing that the relevant State government agencies had assessed the proposed amendment against the PAct, the PReg and the state interests contained in the SPP, ShapingSEQ and other legislation. That confirmation also included advice that the proposed amendment appropriately integrates the relevant state interests, subject to Ministerial conditions.<br><br>The Offsets Act makes clear that offsets cannot be duplicated, that is – an offset condition cannot be imposed on an impact that is the same or substantially the same as another prescribed environmental matter.<br><br>The SPP also states that MLES cannot be the same or substantially the same as MSES. The State government provides guidance to local government on this in the document '*Integrating state interest in a planning scheme: Guidance for local governments*' (November 2021 vs1.2). This includes the direction that '*local government will also need to identify land that provides ecological connectivity or includes ecological corridors*'. This guidance goes on to suggest that these corridors could '*use MLES to provide linkages between significant areas of MNES, MSES and MLES*' as well as '*regional biodiversity corridors in regional plan mapping*'.<br>Proposed changes will not apply retrospectively, in accordance with the PAct. | |

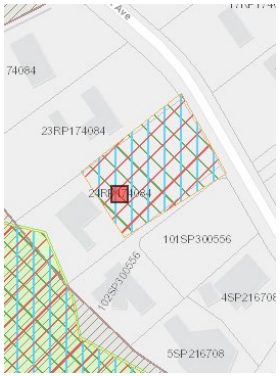
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| Theme 11: Impact on delivery of planned infrastructure (including roads and bulk water supply) | | |
| The mapping should be further examined to ensure that existing or future planned road corridors are not affected. Mapping of these critical infrastructure corridors is also misleading for the community.<br><br>One submission noted that some small areas where the new mapped MLES – wildlife core and corridor habitat area intersect with Seqwater infrastructure. The submission raised concerns that unintended consequences for public/utility infrastructure, including the operational and functional requirements of bulk water supply infrastructure, that interacts with the MLES – wildlife core and corridor habitat areas.<br><br>There was also a submission that noted that gazetted road reserves associated with the Shoreline and Bayhill estates and the Southern Redland Bay Expansion Area (SRBEA) have been mapped in the MLES – wildlife core and corridor habitat areas. | The City Plan categories of development and assessment for overlays (table 5.9.1 – assessment benchmarks for overlays) are clear in stating that —Clearing for purposes mentioned in part 1 of Schedule 21 of the PReg is not made assessable by this planning scheme. This includes clearing for infrastructure (defined in Schedule 5).<br><br>This includes water cycle management infrastructure.<br><br>In the General Meeting of Council on 17 March 2021, high-level mapping exclusions were agreed, that included excluding all road and rail corridors. The exclusions also excluded areas that had been subject to detailed local planning, including the development at Southern Redland Bay (Shoreline).<br><br>The SRBEA is further discussed in later sections of this report. | No changes recommended. |
| Theme 12: Housing demand and supply is more important in these urban areas than environmental protection | | |
| Some submissions argued that their property was included in the Urban footprint of the ShapingSEQ and are not subject to the 'Regional biodiversity corridors' land use intent, that comprise the areas earmarked for investigation by local governments to improve connectivity through targeted rehabilitation of natural assets.<br><br>These submitters argued that being included in the Urban Footprint of the ShapingSEQ means that their land is contemplated for accommodating urban growth. | Council made a resolution that the proposed amendment would only apply within the Urban footprint as identified in ShapingSEQ.<br><br>The Urban Footprint established by Shaping SEQ includes both established urban areas and land with potential for new urban development. However, the Urban Footprint is not an urban zone and does not imply that all land can be developed for urban purposes. Remnant vegetation and other significant vegetation continues to be protected. ShapingSEQ and the SPP also require that local governments identify and protect MSES and MLES.<br>The State government provides guidance to local government in | No changes recommended. |

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| A submission also noted that non vegetated areas should be further ground truthed in view of the critical housing need. | integrating State interests in planning instruments in the document '*Integrating state interest in a planning scheme: Guidance for local governments*' (November 2021 vs1.2). This includes the direction that '*local government will also need to identify land that provides ecological connectivity or includes ecological corridors*'. This guidance goes on to suggest that these corridors could '*use MLES to provide linkages between significant areas of MNES, MSES and MLES' as well as 'regional biodiversity corridors in regional plan mapping*'.<br><br>As set out above, it has been confirmed that the proposed amendment is consistent with the SPP and the SEQ regional plan ShapingSEQ. | |

| Theme 13: Individual land parcels (only includes properties where submission is site specific – e.g., no vegetation in mapped area, mapping incorrect) | | | |
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| **Submission/s summary** | | **Officer comments** | **Recommendation** |
|  | **27 the Rampart, Redland Bay**<br>(also described as 228-234 School of Arts Road)<br>Council path recently constructed within proposed new MLES category. Trees under proposed overlay are fruit trees as labelled on the picture:<br><br> | This property is within Point Talburpin to Logan River Mouth – Coastal Foreshore Corridor. The Coastal Foreshore Corridors are a high priority for protection and rehabilitation. The Coastal Foreshore Corridors predominately comprise of tidal flats, mangrove, saltpan, saltmarsh, and casuarina habitats and may incorporate other fringing woodland vegetation (on coast dunes or alluvial land). These coastal foreshore corridors are crucial habitat for wader birds, intertidal marine vertebrates and invertebrates, and specialist species such as the Water Mouse. This area is also identified as MSES – High ecological significance wetlands, because of its proximity to | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation.<br>MLES – other may be amended through a future minor amendment. |

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| | | the coastal foreshore of Moreton Bay. | |
|  | **20 Kite Crescent, Thornlands**<br>MLES includes non-native species of Jacarandas and golden cane, that are planted by owners. Land was barren prior to development. | This property is part of the Anniversary Park to Weippin St Conservation Area Stepping Stone corridor that is West to east corridor, via Lorikeet Drive Nature Belt/Lorikeet Drive Park and Brindabella Circuit Park. Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>It does appear from the aerial photography that the vegetation mapping has captured garden areas.<br><br>However, there are some mature trees on site that may provide connectivity. Non-native species will not be regulated by the proposed amendment. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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|  | **8 Whitehall Avenue, Birkdale**<br>Possible mapping error noted. There is a lack of specific data and explanation of why this property is significant, the desktop study should be ground-truthed, the map should be amended when an application is made, owners should be compensated by waiving application fees and underwriting the cost of supporting reports. Owners should be compensated in the instance there is a reduction in value. The environmental levy should be increased across the city to fund this support for landowners. | This property is part of a Regional Riparian corridor.<br><br>The Regional Corridors are identified in the Biodiversity Planning Assessment (BPA) for the Southeast Queensland Bioregion. The Regional North to south corridor linking Eva Street Foreshore to Birkdale Commonwealth Land, Quarry Road Bushland Refuge and Harrogate Bushland Refuge.<br><br>There is a small area where the proposed MLES – Wildlife core and corridor habitat does not follow the ES overlay.<br><br>On investigation, it appears that this is an instance where the MSES has not | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment.<br><br>MSES mapping will be reviewed and a future minor amendment may be made to correct mapping error. |

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| | | been shown correctly on the ES overlay map in City Plan, as shown in the thumbnail below:<br> | |
|  | **9 Whitehall Avenue, Birkdale**<br>Long driveway that is lined by Cocos palms included. Cocos palms on other parts of property. Minimal gum trees. Map is out of date. | This property is part of a Regional Riparian corridor. The Regional Corridors are identified in the Biodiversity Planning Assessment (BPA) for the<br>Southeast Queensland Bioregion. The Regional North to south corridor linking Eva Street Foreshore to Birkdale Commonwealth Land, Quarry Road Bushland Refuge and Harrogate Bushland Refuge.<br><br>It does appear from the aerial photography that the vegetation mapping has captured garden areas. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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| | | However, there are some mature trees on site that may provide connectivity. Non-native species will not be regulated by the proposed amendment. | |
|  | **11 Whitehall Avenue, Birkdale**<br>Long driveway that is lined by Cocos Palms included. Cocos palms on other parts of property. Minimal gum trees. Map is out of date. | This property is part of a Regional Riparian corridor. The Regional Corridors are identified in the Biodiversity Planning Assessment (BPA) for the Southeast Queensland Bioregion. The Regional North to south corridor linking Eva Street Foreshore to Birkdale Commonwealth Land, Quarry Road Bushland Refuge and Harrogate Bushland Refuge. It does appear from the aerial photography that the vegetation mapping has captured garden areas.<br><br>However, there are some mature trees on site that may provide connectivity. Non-native species will not be regulated by the proposed amendment. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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|  | **13 Whitehall Avenue, Birkdale**<br>Long driveway that is lined by Cocos palms included. Cocos palms on other parts of property. Minimal gum trees. Map is out of date. | This property is part of a Regional Riparian corridor The Regional Corridors are identified in the Biodiversity Planning Assessment (BPA) for the Southeast Queensland Bioregion. The Regional North to south corridor linking Eva Street Foreshore to Birkdale Commonwealth Land, Quarry Road Bushland Refuge and Harrogate Bushland Refuge.<br><br>It does appear from the aerial photography that the vegetation mapping has captured garden areas. However, there are some mature trees on site that may provide connectivity.<br><br>Non-native species will not be regulated by the proposed amendment. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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|  | **2-12 School of Arts Road, Redland Bay**<br>Site previously cleared of vegetation. | This property is part of the Moogurrapum Creek to Kindilan/Days Road Established corridor. This is a north south corridor linking Moogurrapum Creek Corridor to Kindilan/Days Road<br>Conservation Area, via Giles Road Conservation Area and Carolyn Place<br>Bushland Refuge. Established Corridors are the highest priority for protection and rehabilitation.<br><br>Multiple corridor and waterway dependent bird species recorded at south end of corridor (including Glossy Black-Cockatoo). Numerous koala records along corridor.<br><br>It is acknowledged that this site has been entirely cleared of vegetation. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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|  | **54 Heffernan Road, Alexandra Hills**<br>Trees are advised to be removed by arborists on site due to termites. | This property is part of the Squirrel Glider to Scribbly Gum Conservation Area – Stepping Stone Corridor. This is a north to south corridor linking Squirrel Glider Conservation Reserve to Scribbly Gum Conservation Area. Scattered trees or patches of habitat are the most recognised form of Stepping Stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>Customer can remove vegetation in accordance with arborist advice. Some vegetation still on site as at July 2023. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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|  | **4 The Grove, Thornlands and 21 Megan Court, Thornlands**<br>Is currently subject to covenant. Is concerned that the overlay will prevent access and servicing to any future dwelling/s. | This property is within the Dinwoodie Bushland Refuge to Eprapah Creek – Stepping Stone Corridor, that is a North to south corridor linking Dinwoodie Bushland Refuge to Eprapah Creek, via<br>Venn Parade Urban Habitat. Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas. This property has a lot of mature vegetation and is also limited in the clearing that can be undertaken by State mapping of koala habitat<br><br>The covenant is a separate legal instrument that cannot be dealt with by this proposed amendment.<br><br>Clearing to achieve access on to The Grove can still be undertaken up to 500m², in the area proposed to be mapped only as MLES-other, if the limitations of | No change recommended. |

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| | | the covenant can be addressed. | |
|  | **24 Gretchen Circuit, Thornlands**<br>Property not an acreage property and located in a dense living street. Backyard is considered suburban. | The property has not been identified for inclusion on the proposed MLES – wildlife core and corridor habitat map in the current major amendment.<br><br>It is noted however that the site has been mapped as MLES on the existing ES overlay map and has been since the commencement of City Plan in 2018.<br><br>It is expected a broader review of the existing MLES layer in City Plan will be undertaken as part of the review of City Plan, that in accordance with the PAct is required to be completed by 2028. | No change recommended. |

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|  | **3 Dawlish Court, Alexandra Hills**<br>Limited native trees within the overlay located on site. | This property is part of the Windemere Road Reserve - Enhancement Corridor. This is an east to west corridor linking Windemere Road Bushland Refuge to Scribbly Gum Conservation Area, via Windemere Road Reserve.<br><br>The Enhancement Corridors are the second highest priority for protection and rehabilitation to retain a variety of bird species and arboreal mammals.<br><br>This lot could possibly be developed in the future – it is zoned LDR and is 1069m² and does not have any other overlays constraining development.<br><br>It is recommended to retain the overlay to ensure that connectivity can be considered if development is proposed, however it does appear from the aerial photography that the MLES has included unvegetated areas. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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|  | **28 Victoria Parade South, Coochimudlo Island**<br>Owner does not agree that site be considered a significant environmental wildlife corridor. | This property is part of the Melaleuca Wetlands to Doug & Mary Morton Foreshore – Coochiemudlo Island – Enhancement Corridor. This is an east to west corridor linking the Melaleuca Wetlands to Doug & Mary Morton Foreshore, via Norfolk Beach Foreshore and Coochiemudlo Foreshore East. The rear of this property is also zoned Environmental Management, and so the proposed amendment has limited affect recognising any clearing of native vegetation within the current MSES /MLES area is already made assessable. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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|  | **273-277 Redland Bay Road, Capalaba**<br>The existing land use and fencing of the properties fronting Redland Bay Road make the area unsuitable for wildlife movement. | This property is part of the Greater Glider Reserve to Henderson Road - Established Corridor. This is a North to south corridor linking Greater Glider Reserve to Henderson Road Reserve (via Coolnwynpin Nature Reserve). Established Corridors are the highest priority for protection and rehabilitation. There are Multiple corridor dependent bird species recorded along corridor. Tinkling Froglet and Yellow-footed Antechinus recorded in north section of corridor. The mapping does appear to include a building on the property.<br><br>It is acknowledged that mapping may include non-native species, however these are not regulated by the proposed amendment.<br><br>It is also acknowledged that there are threats and barriers including Redland Bay Road and impacts from urban and peri-urban area. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

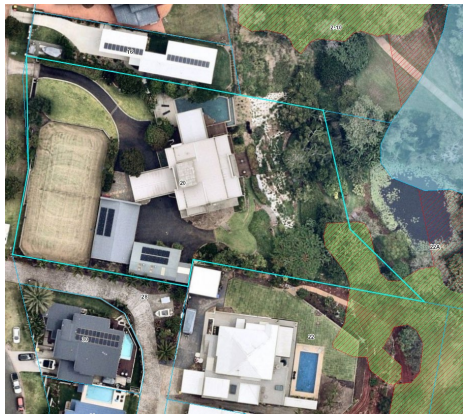
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| | | However, this does not diminish the corridors importance overall. | |
|  | **288-290 Boundary Road, Thornlands**<br>The existing land use and fencing of the properties fronting Redland Bay Road make the area unsuitable for wildlife movement | This property is part of the Sandalwood Street Creek Corridor to Springacre Road. This is a north-east to south-west corridor linking Sandalwood Street Creek Corridor to Springacre Road, via Doull Place Bushland Refuge and Dinwoodie Road Bushland Refuge. It is acknowledged that there are threats and barriers including Boundary Road and impacts from urban and peri-urban areas. However, this does not diminish the corridors importance overall. | No change recommended. |

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|  | **1 Willett Court, Thornlands**<br>Clearing of sites eastern and northern of the site has resulted in less wildlife. Mapping does not reflect current vegetation. | This property is part of the Pinklands Bushland Refuge to Dicameron Court Corridor. This is a stepping stone east to west corridor linking Pinklands Bushland Refuge to Dicameron Court, via Dinwoodie Road Bushland Refuge. Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>It is recommended to retain the overlay, however it does appear from the aerial photography that the MLES has included unvegetated areas. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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|  | **74 Queens Esplanade, Thornlands**<br>Trees on site have been planted by council without consent of the owner. Amendments will lead to vegetation being unremovable. | This property is within the Tingalpa Creek Riparian Corridor. The Regional Corridors are identified in the Biodiversity Planning Assessment (BPA) for the Southeast Queensland Bioregion.<br><br>This property is highly constrained and is zoned recreation and open space (ROS). That means the vegetation mapped as MLES and MSES already requires planning approval before clearing can be undertaken.<br><br>The property is included in the property rating category as category 10 – Insurmountable drainage constraint and open space. | No change recommended. |

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|  | **22 Roger Street, Birkdale**<br>Site no longer fits criteria as site has been isolated from major corridors due to population growth, construction of fences and loss of trees. | This property is part of the Thorneside Wetlands to Birkdale Commonwealth Land stepping stone corridor. This corridor Linking Thorneside Wetlands to the Birkdale Commonwealth Land, via the Ashwood Circuit Creek Corridor, Pentland Close Nature Belt and Urban Habitat. Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>Based on this, and the vegetation still apparent onsite it is not supported that the site no longer fits the criteria. | No change recommended. |

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|  | **233 Main Road, Wellington Point**<br>Riparian edge mapped for MLES not within boundary of the private land but flagged property as under MLES. Requests ground truthing of imagery. | This property is part of the Wellington Point to Raby Bay coastal foreshore corridor. This corridor links Sovereign Waters and Waterloo Bay Foreshores to Raby Esplanade Park, via Wellington Point Foreshore, Main Road Foreshore, Geoff Skinner Wetlands, Empire Point Foreshore. The Seaward edge of corridor includes Ramsar listed. Wader bird habitat throughout corridor. Multiple corridor dependent bird species recorded along corridor.<br><br>There is a small sliver of MLES that has been included in the private land boundary, however it is acknowledged that most vegetation is outside of the lot. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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|  | **Waterfront Easement, Redland Bay**<br>Area under overlay within this southern edge of the waterfront easement does not contain vegetation other than grass. The area will also be used for concrete driveways for new dwellings. | Vegetation adjoining 21 and 22 Waterfront Easement has been removed. The foreshore vegetation remains. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |
|  | **20 Wilson Esplanade, Redland Bay**<br>Incorrectly mapped as koala habitat. No native vegetation leading to no important environmental properties. | This property is part of the Moogurrapum Creek to Point Talburpin Coastal Foreshore corridor. This is a Long coastal north to south corridor linking Moogurrapum Creek to Point Talburpin, via Jack Gordon Pathway (Esplanade), Sel Outridge Park, Nev Stafford Park, Weinam Creek Marine Commuter Facility, Toms Park, Rusters Reserve, Orchard Beach Foreshore (North and South), Wilson Park, Talburpin Esplanade Park, Tucker Reserve and Point Talburpin Park. The Coastal Foreshore Corridors are a high priority for protection and | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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| | | rehabilitation.<br>predominately comprise of tidal flats, mangrove, saltpan, saltmarsh, and casuarina habitats and may incorporate other fringing woodland vegetation (on coast dunes or alluvial land). These coastal foreshore corridors are crucial habitat for wader birds, intertidal marine vertebrates and invertebrates, and specialist species such as the Water Mouse.<br><br>The MLES does appear to include some unvegetated areas. | |
|  | **64 Emperor Drive, Redland Bay**<br>Past record of fire on property. Bushland was recommended for clearing in the bushfire risk assessment compliance report prepared on 14-09-2008. | This property is part of the Moogurrapum Creek to Kindilan/Days Road established corridor. Established corridors are the highest priority for protection and rehabilitation.<br><br>This property is zoned 'environmental management' and so all vegetation clearing will require planning approval already. | No change recommended. |

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| | | Clearing to minimise bushfire risk will still able to be undertaken under exemptions provided for under the PReg. | |
|  | **206 South Street, Thornlands**<br>Site located as a part of residential cluster. Wellington street streetscape unsuitable for facilitating wildlife. | This property is part of the South Street Conservation Area to Eprapah Creek Corridor. Enhancement Corridors are the second highest priority for protection and rehabilitation.<br><br>It is acknowledged that this corridor is in an urban area and that there are barriers to movement including uncontrolled domestic animals, garden escapee weeds, noise and light disturbance and road crossings. However, this does not diminish the corridor's importance overall. | No change recommended. |

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|  | **5 Lorikeet Drive. Thornlands**<br>Overlay areas within rear boundary does not contain maintained canopy or native flora and is a mown grass area. | This property is part of the South Street Conservation Area to Eprapah Creek enhancement corridor.<br><br>Enhancement corridors are the second highest priority for protection and rehabilitation. While some vegetation has been removed, as at July 2023 there was still some mature vegetation in the mapped area. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |
|  | **2 Russell Street, Cleveland**<br>Mapping expanded and more of the site is protected than owners intend on protecting. | Part of this property is within the Nandeebie Park to Donald Simpson Park stepping stone corridor and part is within the Cleveland Point to Mouth of Eprapah Creek coastal foreshore corridor. The portion of the lot that is included in the ESO (aligned with existing MLES as well as the proposed new MLES category) is also predominantly mapped within the ROS zone where all clearing would already require planning approval, and so the proposed amendment does not materially affect this owner. | No change recommended. |

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|  | **11 Russell Street, Cleveland**<br>Lack of native trees on property. | This property is within the Nandeebie Park to Donald Simpson Park stepping stone corridor. Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>The mapping on the lot aligns with the existing ES overlay mapping (MLES) and proposed new MLES category. | No change recommended. |

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|  | **1 Megan Court, Thornlands**<br>Mapping error. New category of MLES has extended into established areas of outdoor living spaces. | The existing MLES area does cover built areas on this property.<br><br>The overlay is based on vegetation mapping that was created using LiDAR, a remote sensing methodology. This is the most used method to map vegetation as a practical and economically sensible way to capture vegetation cover over large areas.<br><br>There is a margin of error with this technology, and occasionally non-native species might be mapped.<br><br>However, the tables of assessment make it clear that the trigger for assessment is 'operational work involving clearing of native vegetation'.<br><br>Therefore, if a non-native species is mapped in error it will not have any affect on the owner of the property. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. MLES – other may be amended through a future minor amendment. |

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|  | **18 Gretchen Circuit, Thornlands**<br>Limited vegetation in the local area leading to general low environmental significance. | This property is not affected by the proposed amendment. | No change recommended. |
|  | **20-22 Capembah Street, Coochiemudlo Island (confirm address)**<br>Lack of native trees on property since 2016 and only tree identified is a Chinese elm tree. | This property is within the Flinders Foreshore to Perulpa Street enhancement corridor.<br><br>Enhancement Corridors are the second highest priority for protection and rehabilitation. The mapping is based on a point in time, and vegetation has been removed in some areas. If a non-native species is mapped in error it will not have any affect on the owner of the property. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

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|  | **271 Redland Bay Road, Capalaba**<br>Past damage by falling limbs on shed and fences on property and prone to damage to residence. Fire safety is not well managed on site. | This property includes the Greater Glider Reserve to Henderson Rd established corridor. Established corridors are the highest priority for protection. The City Plan categories of development and assessment for overlays (table 5.9.1 – assessment benchmarks for overlays) is clear in stating that — Clearing for purposes mentioned in part 1 of Schedule 21 of the PReg is not made assessable by this planning scheme.<br><br>Essential management, as defined in the PReg, is also not made assessable by this planning scheme.<br><br>The PReg makes clear that local government's cannot override these exemptions in a planning scheme, specifically:<br>*Schedule 6- Development local categorising instrument is prohibited from stating is assessable development*, part 20A Operational work for necessary firebreaks or fire | No change recommended. |

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| | | management lines allows for establishing and maintaining firebreaks (1.5m times the height of the tallest vegetation or 20m) or establishing a fire management line (10m).<br>• Schedule 7 *Accepted development* then makes operational work for necessary firebreaks or fire management lines accepted development and refers to the provision above. | |
|  | **72 Bailey Road, Birkdale**<br>Existing Colourbond fence of 1.8m on all 4 boundaries preventing wildlife to passthrough the site. | This property is within the Judy Holt Bushland to Birkdale Commonwealth Land stepping stone corridor. Scattered trees or patches of habitat are the most recognised form of Stepping Stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas. Relatively large flying fox roost (Judy Holt) through Judy Holt Bushland Reserve.<br>Extensive records of corridor dependent bird species recorded at Judy | No change recommended. |

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| | | Holt Bushland Reserve. It is acknowledged that barriers to movement, including fencing, exist in this urban area. However, this does not diminish the corridor's importance overall. | |
|  | **14 Gretel Place, Cleveland**<br>Mapping features fenced area. Trees on site including mango trees and liquidambar, are non-native in nature. Pruning is required for maintenance. | This property is within the Hilliards Creek established corridor. Established Corridors are the highest priority for protection and rehabilitation. This is a north to south riparian corridor running from the mouth of Hilliards Creek to Boundary Road. There are multiple corridor and waterway dependent bird species recorded along corridor.<br>Non Native species will not be regulated by the proposed amendment. Pruning will not require approval. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

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|  | **32 Flamingo Crescent, Thornlands**<br>Identified Palm trees included in mapping. Also identified trees in south west corner of property and indicated intention to retain. | The rear of this property is within the Anniversary Park to Weippin St Conservation Area stepping stone corridor. This is a north-east to south-west corridor linking Sandalwood Street Creek Corridor to Springacre Road, via Doull Place Bushland Refuge and Dinwoodie Road Bushland Refuge Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>It does appear that the MLES has included unvegetated areas. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

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|  | **22 Flamingo Crescent, Thornlands**<br>Shed, water tanks, and non-native trees located within overlay. | The rear of this property is within the Anniversary Park to Weippin St Conservation Area stepping stone corridor. This is a north-east to south-west corridor linking Sandalwood Street Creek Corridor to Springacre Road, via Doull Place Bushland Refuge and Dinwoodie Road Bushland Refuge Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>It does appear that the MLES has included unvegetated areas. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

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|  | **20 Flamingo Crescent, Thornlands**<br>Site has been cleared of vegetation at the rear and overlay is outdated. | The rear of this property is within the Anniversary Park to Weippin St Conservation Area stepping stone corridor. This is a north-east to south-west corridor linking Sandalwood Street Creek Corridor to Springacre Road, via Doull Place Bushland Refuge and Dinwoodie Road Bushland Refuge Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>It does appear that the MLES has included unvegetated areas. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

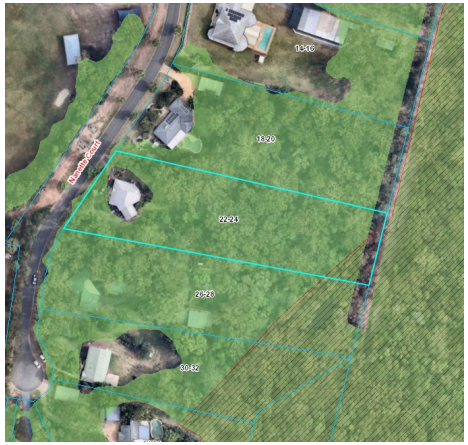
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|  | **14 Flamingo Crescent, Thornlands**<br>Trees along the boundaries are non-native. | The rear of this property is within the Anniversary Park to Weippin St Conservation Area Stepping Stone corridor. This is a north-east to south-west corridor linking Sandalwood Street Creek Corridor to Springacre Road, via Doull Place Bushland Refuge and Dinwoodie Road Bushland Refuge Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>It does appear that the MLES has included unvegetated areas. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

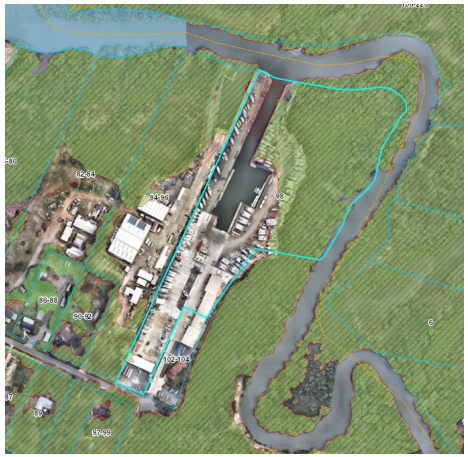
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|  | **19 Lorikeet Drive, Thornlands**<br>Lack of native vegetation on site. Existing garden contains palm trees that are non-native and to be removed for pool installation. | South Street Conservation Area to Eprapah Creek Enhancment Corridor. This is a north to south corridor linking South Street Conservation Area to Eprapah Creek Corridor - Luke St, via Lorikeet Drive Nature Belt and Rushwood Creek Corridor. Aerial photograph suggests limited mature vegetation.<br><br>Non-native vegetation will not be regulated by the proposed amendment | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |
|  | **6 Apollo Court, Victoria Point**<br>Site is bordered by concrete paths and separated from vegetation to the east. The vegetation on site are lawns and gardens without major significance. | This property is within the Eprapah Creek Riparian Corridor. This is a corridor identified at a regional level that is the highest priority for protection and rehabilitation. Multiple corridor and waterway dependent bird species recorded along corridor.<br><br>It does appear that the MLES layer includes unvegetated areas. Non-native vegetation will not be regulated by the proposed amendment. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

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|  | **112 – 114 Luke Street, Thornlands**<br>Vegetation included in the plan planted by owners to create a garden theme and are non-native in the area. | This property is within the Eprapah Creek Regional Riparian Corridor. This is a corridor identified at a regional level that is the highest priority for protection and rehabilitation. Multiple corridor and waterway dependent bird species recorded along corridor.<br><br>The mapping does appear to align with onsite vegetation, however some unvegetated areas have been captured. Non-native vegetation will not be regulated by the proposed amendment. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |
|  | **9 Gordonia Drive, Redland Bay**<br>Site has been cleared of weeds and replanted with native plants by owners that are a part of the private property. | This property is within the Upper Moogurrapum Creek Enhancement Corridor, linking Moogurrapum Creek Corridor from Pinelands Circuit to Days Road Conservation Area.<br><br>The mapping does appear to align with onsite vegetation. The rear of the property is also mapped as MSES. | No change recommended. |

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|  | **1-5 Beckwith Street, Ormiston**<br>Only 6 koala habitat trees were identified in the recent development approval while the rest is non-native. The koala habitat trees are protected by conditions of approval and MLES is not required. | This property is part of the Wellington Point to Raby Bay coastal foreshore corridor. This corridor links Sovereign Waters and Waterloo Bay Foreshores to Raby Esplanade Park, via Wellington Point Foreshore, Main Road Foreshore, Geoff Skinner Wetlands,<br>Empire Point Foreshore.<br><br>The Seaward edge of corridor includes Ramsar listed. Wader bird habitat throughout corridor.<br><br>Multiple corridor dependent bird species recorded along corridor. | No change recommended. |

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|  | **5 Chantilly Close, Alexandra Hills**<br>Prominent tree under the proposed overlay overhangs from the neighbouring lot. Three other trees are posing a hazard to the shed located on the neighbouring lot. | This property is in the Windemere Road Reserve enhancement corridor. East to west corridor linking Windemere Road Bushland Refuge to Scribbly Gum Conservation Area, via Windemere Road Reserve.<br><br>Vegetation that presents risk can be cleared with exemptions under the PReg. | Amend MLES – core habitat and corridor to remove overhanging tree. |
|  | **49-51 Dinwoodie Road, Thornlands**<br>Majority of the vegetation under the proposed overlay are considered weeds. Some other vegetation is overhanging vegetation from adjoining properties. Ficus Benjamina as a native tree is overgrown and requires maintenance. | This property is in the Pinklands Bushland Refuge to Dicameron Court Stepping Stone Corridor. This is an east to west corridor linking Pinklands Bushland Refuge to Dicameron Court, via Dinwoodie Road Bushland Refuge. Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

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|  | **22-24 Nanette Court, Alexandra Hills**<br>Land was cleared prior to purchase and revegetated by owners. Dwelling is a timber house and area recognised by Queensland Fire Service as dangerous area of fire risk. | This property is within the Weippin St Conservation Area to Swamp Box Conservation area stepping stone corridor. Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>Only a relatively small proportion in the rear corner of the lot is affected by the proposed amendment, of just over 350m². This is the furthest part of the lot from the dwelling, and clearing to reduce bushfire risk can be undertaken with the exemptions provided in the PReg. | No change recommended. |

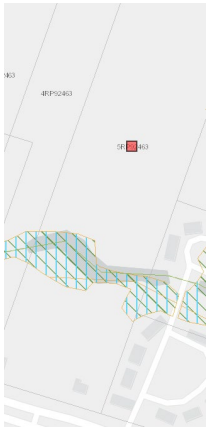
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|  | **98 Beveridge Road, Thornlands**<br>Overlays are symmetrical over the riparian corridor and does not consider existing lawful use. Recommends amending overlays to reflect land use and rely on Point Halloran Conservation Area to achieve aspirational widths. | This property is part of the Eprapah Creek Riparian Corridor. This is a corridor identified at a regional level that is the highest priority for protection and rehabilitation.<br><br>Multiple corridor and waterway dependent bird species recorded along corridor.<br><br>The WCP is adopted by Council. Changes to the WCP are outside the scope of this proposed amendment. This feedback could be considered as part of a future WCP review. | No change recommended. |
|  | **277-295 Wellington Street, Ormiston**<br>Three areas under the proposed overlay do not contain native vegetation. | This property is within the Jack Bruce Park to Raby Esplanade Park Stepping Stone corridor. This is a long corridor linking Jack Bruce and Gwen Bruce-Chandler Park to Raby Bay Esplanade Park, via Ormiston Conservation Foreshore, Hilliards Conservation Foreshore-Stevens Place/Morris Street, Hilliards Creek Corridor-Hilliard Street, | No change recommended. |

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| | | Fletcher Terrace Wetlands, Beckwith Street Wetlands and Beckwith Street Park. Multiple records of corridor and waterway dependent bird species in along corridor.<br><br>The ES overlay broadly aligns with existing vegetation on site.<br><br>It is recognised this vegetation compromises in parts of the site a mix of native and non-native species. Non – native vegetation will not be regulated by this proposed amendment. | |
|  | **261-265 Wellington Street, Ormiston**<br>Mapping includes palms, mangoes, pecans, and palms. No native vegetation except mature gum tree on property boundaries 257 and 259 Wellington Street. | This property is part of the Jack Bruce Park to Raby Esplanade Park Stepping Stone Corridor. This is a Long corridor linking Jack Bruce and Gwen Bruce-Chandler Park to Raby Bay Esplanade Park, via Ormiston Conservation Foreshore, Hilliards Conservation Foreshore-Stevens Place/Morris Street, Hilliards Creek Corridor-Hilliard Street, | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

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| | | Fletcher Terrace Wetlands, Beckwith Street Wetlands and Beckwith Street Park.<br><br>There are highly extensive records of koalas in along corridor. Multiple records of corridor and waterway dependent bird species in and along the corridor.<br><br>Stepping stones are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>The mapping does appear to align with onsite vegetation, however some unvegetated areas have been captured. Non-native vegetation will not be regulated by the proposed amendment. | |

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|  | **12A and 16A Colburn Avenue, Victoria Point**<br>Land is isolated and thus cannot function as a wildlife corridor. Trees on driveway of 16A are ruled to be removed by QCAT due to potential hazards. | This property is part of the Point O'Halloran to mouth of Moogurrapum Creek coastal foreshore corridor. This is a North to south corridor linking Point O'Halloran to mouth of Moogurrapum Creek, via Orana Esplanade Foreshore park, Cupania Street Park, Rosebud Esplanade Park, Les Moore Park, Wilson Esplanade Foreshore, Victoria Point Recreation Reserve, Wilson Street Foreshore, Dr Noel Barber Park, Base Street Foreshore, W H Yeo Park, Salford Waters Park, and Glen Road Wetlands. There are multiple records of waterway and corridor dependent bird species in along corridor.<br><br>Hazardous trees may still be removed, under exemptions in the PReg. | No change recommended. |

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|  | **292-300 Boundary Road**<br>it does not reflect the location of existing native vegetation; the existing road crossing across the waterway; nor the existing right obtained through recent town plan amendment to cross the waterway. | This property is within the Sandalwood Street Creek Corridor to Springacre Road stepping stone corridor. This is a North-east to south-west corridor linking Sandalwood Street Creek Corridor to Springacre Road, via Doull Place Bushland Refuge and Dinwoodie Road Bushland Refuge.<br><br>It is important to note that the required statutory process to amend the City Plan there will always be variances between City Plan and SPP mapping. For this reason, City Plan include very clear Editor's notes in the relevant overlay code and maps directing applicants to check the SPP interactive mapping.<br><br>The proposed new MLES – Wildlife core and corridor habitat does have some small inconsistencies with the ES overlay. On investigation, it seems that this is an instance of the | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

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| | | MSES not being shown correctly in City Plan:<br><br>It is also important to note that the MSES is made up of many different data sets, that the State government update at different times.<br><br>Customers are always advised to refer to the State's mapping to confirm MSES on their property. | |

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|  | **191-217 Gordon Road and 905 German Church Road, Redland Bay**<br>Outlines comments on the ROS zone and highlights five areas that do not include vegetation. | This property is part of the Upper Moogurrapum Creek Enhancment Corridor. This links Moogurrapum Creek from Pinelands Circuit to the Days Road Conservation Area. Multiple corridor and waterway dependent bird species recorded at south end of corridor (including Glossy Black Cockatoo).<br><br>The extent of the ROS zone is out of scope for this proposed amendment, but can be considered and addressed if a development application is made for this property.<br><br>It does appear that there are some unvegetated areas within the proposed MLES – Wildlife core and corridor habitat. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |
|  | **2-22 , 24-44, and 46-78 Lagoon View Road, Redland Bay**<br>Highlights two areas where there is limited/no native vegetation | This submission relates to the current MLES, not the proposed MLES – wildlife core and corridor habitat. Amendments to current MLES may be considered in a future amendment to the City Plan. | No change recommended. |

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|  | **489 Redland Bay Road**<br>The submission identifies cleared areas and areas where development has occurred. | This property is part of the Scribbly Gum Conservation Reserve to Henerson Road Bushland Enhancement Corridor. This corridor links the Scribbly Gum Conservation Reserve to freehold bushland on Henderson Road, via Weippin Street Conservation Area and Swamp Box Conservation Area. The Enhancement Corridors are the second highest priority for protection and rehabilitation to retain a variety of bird species and arboreal mammals.<br>It does appear that there are some unvegetated and developed areas within the proposed MLES – wildlife core and corridor habitat. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |
|  | **15 Morris Street, Ormiston**<br>Given the large percentage of property (60%) already provided for environmental purposes, the remaining Council approved cleared and developable area that sits outside the covenant should remain low density residential zoning with no MLES overlay, as | This property is part of the Jack Bruce Park to Raby Esplanade Park Stepping Stone corridor. This is a Long corridor linking Jack Bruce and Gwen Bruce-Chandler Park to Raby Bay Esplanade Park, via Ormiston Conservation Foreshore, Hilliards | No change recommended. |

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| | per subdivision conditions approved by Redland City Council. | Conservation Foreshore-Stevens Place/Morris Street, Hilliards Creek Corridor-Hilliard Street, Fletcher Terrace Wetlands, Beckwith Street Wetlands and Beckwith Street Park.<br><br>There are extensive records of koalas in and along the corridor. Multiple records of corridor and waterway dependent bird species are also in and along the corridor.<br><br>The approval cited protected trees within covenanted areas, as well as trees outside of these covenanted areas. The ES overlay is consistent with this approval. | |
|  | **5 Ondine Court, Victoria Point**<br>The area mapped is overhanging vegetation from neighbouring Council land. | This property is within the Eprapah Creek Riparian Corridor This is a corridor identified at a regional level that is the highest priority for protection and rehabilitation. Multiple corridor and waterway dependent bird species recorded along corridor. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

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| | | It does appear that the mapped area is based on overhanging mature vegetation. | |
|  | **85 Panorama Drive, Thornlands**<br>The mapping includes trees that are non-native. | This property is within the Anniversary Park to Weippin St Conservation Area Stepping Stone Corridor. This is a north-east to south-west corridor linking Sandalwood Street Creek Corridor to Springacre Road, via Doull Place Bushland Refuge and Dinwoodie Road Bushland Refuge. Scattered trees or patches of habitat are the most recognised form of Stepping Stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas.<br><br>It does appear from the aerial photography that the vegetation mapping has captured garden areas. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

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|  | **18 Elton Crescent**<br>The mapping includes the building envelope and built house. | This property is within the IndigiScapes Centre to Firtree Street Bushland Refuge Enhancement Corridor. The Enhancement Corridors are the second highest priority for protection and rehabilitation to retain a variety of bird species and arboreal mammals.<br><br>It does appear that the mapping includes unvegetated areas and a built house. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |
|  | **191-195 Ney Road, Capalaba**<br>House gardens and space around dwelling should be excluded. | This property is within the Coolnwynpin Nature Refuge to Tingalpa Reservoir Enhancement Corridor. Enhancement Corridors are the second highest priority for protection and rehabilitation to retain a variety of bird species and arboreal mammals.<br><br>It does appear that the mapping includes unvegetated areas. | MLES – wildlife core and corridor habitat to be amended to reflect onsite vegetation. |

## Submissions identifying approved development

The following properties have identified in their submission that the property has been subject to development approval that has addressed the ES overlay code.

| Property address | Approved development review | Recommendation |
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| **Southern Redland Bay Expansion Area (SBREA)**<br>82.8 hectare site comprising eight adjoining lots:<br>9001/SP331506<br>12/SP268704<br>1/RP89514<br>2/RP89514<br>3/RP89514<br>1/RP67583<br>1/RP88886<br>2/RP88886 | While the submission advised that the Structure Plan was agreed with the Council in 2019, there was no formal decision of Council made to adopt this structure plan. A presentation was made to officers on 29 January 2019 and Councillors were briefed on 28 August 2019. On 2 September 2020 a report was presented to Council; Item 14.3 *Southern Redland Bay Expansion Area (SRBEA) – Confirming the preferred approach for planning investigations*. The report sought for Council to decide on whether it would support a developer-funded structure plan, intended to prepare a structure plan, or intended to 'do nothing'. Council resolved that this item lie on the table until a future Meeting of Council.<br><br>On 19 May 2021 Council subsequently voted to withdraw item from the table.<br><br>The submission identified the following existing approvals:<br>MCU21/0033 – Preliminary Approval (Variation Request) for a Material Change of Use for a Relocatable Home Park and associated uses and Development Permit for ROL over land (in progress)<br>MCU21/0065 – Preliminary Approval (Variation Request) for a Material Change of Use and Reconfiguring a Lot, and for a Development Permit for Reconfiguring a Lot for standard format 2 into 38 lots, and 3 developable lots (balance lots), new road, open space, park, and drainage (comprising stage 1A); (in progress)<br>MCU22/0013 – Material Change of Use for a Preliminary Approval including a Variation<br>Request to change the effect of City Plan V5 (in progress)<br><br>In the absence of a formal Council resolution or structure plan, the SRBEA area will be dealt with as any other application. The ES overlay will be reviewed once approvals are place and plan sealing has occurred. | No change recommended. |

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| | It is important to note that the proposed amendment will not apply retrospectively to applications already in progress. | |
| **36-40 Bunker Road, Victoria Point** | The submitter requests that the MLES - wildlife core and corridor habitat layer as well as the existing MLES layer is removed as it currently extends over existing development.<br><br>The site is owned by Renaissance Victoria Point who have operated a large retirement village on the site for many years.<br><br>The central corridor that transects the site in a north-south direction has been mapped habitat protection – bushland habitat or by the ES overlay since at least the RPS version 1.<br><br>In 1990 an approval was issued for rezoning to special facilities retirement village and special facilities.<br><br>Building approval for stage 1 of the retirement village, then known as Victoria Manor, was approved on 7 October 2003. In total there have been 33 stages with the last approved for 16 units in 2003. Since that time an extensive number of applications have been lodged for the site in relation to subsequent stages of the development.<br><br>Aerial photographs clearly show embellishments such as footpaths and a small bridge, and cleared areas that act as a buffer to help manage potential impacts between the native vegetation and development. These areas are also likely used for passive recreation purposes by the residents. | It is recommended the MLES – wildlife core and corridor habitat be amended to align with the ecological boundary indicated on approved plans. |

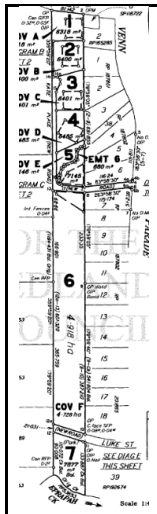
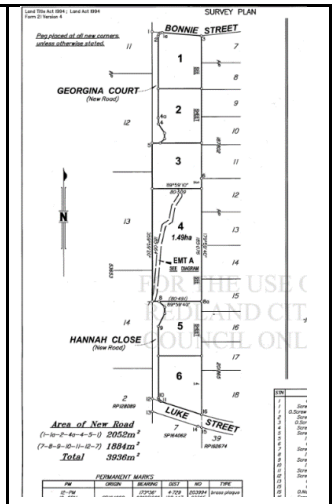



Recent approval also include:

**ROL006112 – on 16/03/2017** Council granted a Development Permit for Reconfiguring a Lot and Material Change of Use on land at 521-523 Redland Bay Road, 36 Bunker Road and 44-50 Bunker Road, Victoria Point for the purpose of a 3 lots into 2 lots boundary realignment and extension to retirement village (6 additional independent living units).

The MCU component for the independent living units comprises stage 14.

**RAL19/0009** - on 15/03/2019 Council approved an extension to the currency period for approved RAL and MCU for a boundary realignment and amalgamation 3 into 2 lots and extension to retirement

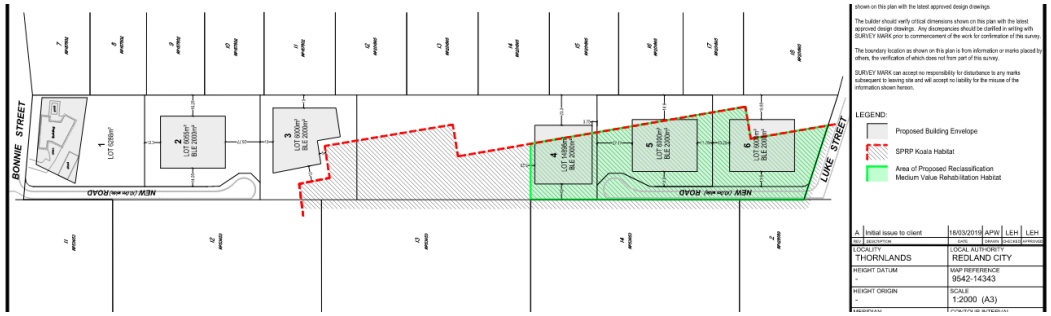
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| | village (6 additional independent living units – stage 14 and removal of 2 independent living units – stage 34. The extension was for an additional 2 years and involved only the ROL aspect of the development of existing approval ROL006612 (the relevant period for the MCU component was due to lapse on 16/03/2021). | |
| 1-7 Hannah Close and 9-15 Hannah Close, Thornlands | 1-7 and 9-15 Hannah close (as well 14-20 Bonnie Street, 10-16 Georgina Court, 18-24 Georgina Court, 17-23 Hannah Close) were created from a balance lot from a 1 into 7 lot subdivision that created 5 lots to the north of Bonnie Street.<br><br>*Historic survey plan*<br><br>*Current survey plan*<br><br>**ROL006039** - Standard Format Reconfiguration 1 into 7 lots plus road (SPA 2009) – Lot 6 on SP164062 at 14-20 Bonnie Street, Thornlands.<br>On 17 August 2018 the application was refused do to conflict with PReg and MSES interests. | It is recommended that MLES – wildlife core and corridor habitat is amended to exclude the building envelopes on all of these properties. It is recommended that the MLES – Wildlife core and corridor habitat outside the building envelope is retained. |

The application was appealed in the P&E court No. 3344 of 2018. Date of order 22 March 2019.

Of note the order included the following:

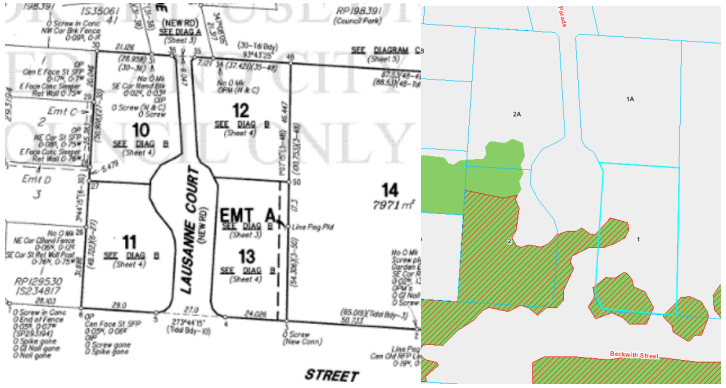
- areas of koala habitat were reclassified.
- Ecological report to be submitted to show the location and number of koala habitat trees to be removed.
- Vegetation management and rehabilitation plan to be submitted and approved.
- Building envelopes to be designated on lots 1-6 and all development to be confided to the building envelope except for driveways and services.
- All native vegetation outside the building envelope including replanting vegetation is protected and can only be removed with state/local government approval.

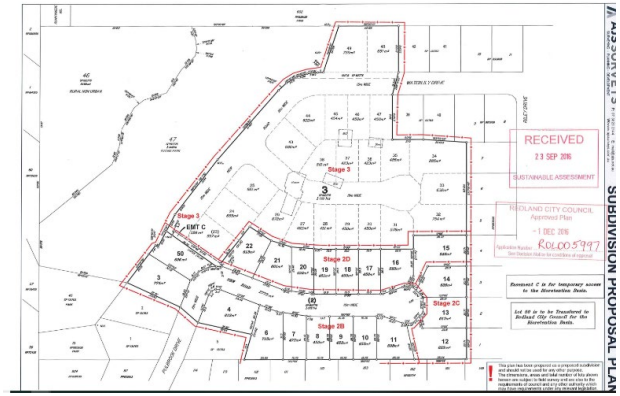
The below image shows the court approved layout including the extent of building envelope, the PReg koala habitat and the area of reclassification

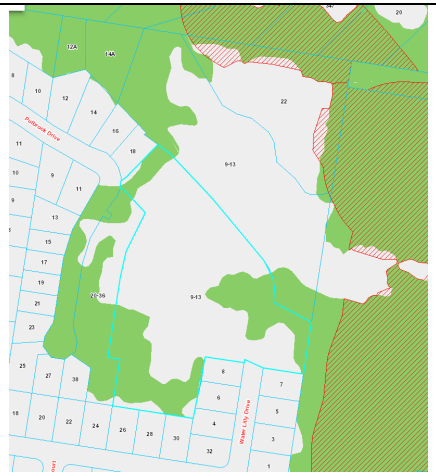



The associated OPW for the development is **OPW19/0085** and was approved by the delegate on 24/01/2020.

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| 44-60 Degen Road Capalaba | This was not approved at the time of the submission but was approved after the consultation period was finalised. A deemed approval for the application RAL22/0132 was made on 11 August 2023. A refusal was also issued by Council and an application has been lodged in the Planning and Environment Court to seek a declaration in respect of the status of the refusal/deemed approval. | It is recommended that MLES – wildlife core and corridor Habitat is amended to reflect on-site vegetation.<br>In accordance with the usual process, necessary changes to MLES- other will be made as part of a minor amendment after plan sealing. |
| 1 and 2 Lausanne Court, Ormiston | 1 and 2 Lausanne Court, Ormiston was created following plan sealing application POS22/0108 approved by Council on 12 January 2023.<br><br>The relevant approval is RAL19/0087 approved 12 June 2020 however, the applicant appealed several conditions through the P&E court. A revised set of conditions were issued on 17 June 2021.<br><br>The court approval No. BD 2080/2020 dated 17 June 2021 required koala habitat trees to be retained along the Beckwith Street verge and in proposed lot 14.<br><br>Condition 26 of the judgement states:<br>**26.** Protect the trees identified on the approved 'Ecological Features' plan as amended in red, other than the tree identified as Tree 89 on Drawing 2877 Sheet 2 of 2 Rev H, by implementing tree protection measures in accordance with Australian Standard AS4970-2009 – Protection of Trees on Development Sites. All tree protection measures must be in place prior to any development works commencing and maintained until the end of construction works. \| Prior to works commencing and during construction phase. | It is recommended that MLES –wildlife core and corridor habitat is removed from lots 10, 12, 11 and 13 (1,2, 1a and 2a Lausanne Court). |

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| | <br>The assessment reports of subsequent approvals (RAL23/0005 and 0006) refer to the ESO mapping and identifies that lots are void of vegetation that was approved for clearing under the originating approval / judgment.<br> | |
| 10 Water Lilly Drive (also 9-13 Water Lilly Drive), Capalaba | The subject site was originally approved for residential staged rezoning in 2004 and there have been past stages of subdivision development under stages 1, 1B and 2A over the years. More recently there has been a subdivision approval (SB004913) for future stages 2 and 3 (Lots 2 and 3) of an overall residential development.<br><br>MCU008387 (Lot 46) was approved for a wholesale nursery and an agreement on a future park dedication (Lot 47) being held by Council in 'escrow' until its dedication in proposed stage 3. | It is recommended that MLES – wildlife core and corridor habitat is amended to reflect approval. Changes to MLES-other may be made as part of a future minor amendment |

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| | The most recent application, ROL005997 approved 1 December 2016, related to stage 2 for a 1 into 20 lot reconfiguration. Over lot 2 on SP182776.<br><br>The land to the east, comprising 9-13 Water Lilly Drive is intended to be part of a future subdivision.<br><br><br> | |

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| | <br>A review of the proposed mapping indicates that the proposed new MLES category will only cover 3.75m2 of 9-13 Water Lilly Drive. The submitters concern is that MLES should be removed entirely from 981/SP325029. Typically, ESO mapping is removed after plan sealing to ensure its necessity for removal. This approach is particularly relevant in this case, as obtaining further development approvals will be essential to reconfigure lot 981. However, it does appear as though there is limited vegetation | |
| 174 - 186 Wellington Street, Ormiston | Site occupied by Ormiston Retirement village.<br><br>MCU013260 – approval for material change of use for aged person and special needs facility approved 20/02/2015.<br><br>A change to development approval was made on 16/04/2015.<br><br>The assessment considered the bushfire habitat overlay and determined that the no vegetation needed to be removed to facilitate the development.<br>Revegetation works were proposed on the site.<br><br>MCU17/0157 – approved 18/12/2017 for minor change to an existing approval – to amend conditions | It is recommended that MLES – wildlife core and corridor habitat is amended to reflect approval. |

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| | 2 and 22. Condition 2 amended the approved plans.<br><br><br>Stormwater treatment area is within the ESO mapping. during the decision it was considered that the proposed stormwater arrangement was appropriate for this section of mapped habitat area. | |
| 62-64 and 66-68 Beveridge Road | The submitter has requested that the ES overlay be removed from all MLES be removed from the waterfront and marine industry zoned portion of the site. The submitter notes that this small collection of waterfront and marine industry zoned sites on Beveridge Road are the only large-scale marine industry zoned allotments on the mainland with direct access to Moreton Bay. The submission states that it is critical that these sites maintain the flexibility to change as the needs of the uses continue to grow or change. The submission also notes that the zone code already includes a requirement for the protection and the values and natural functions of the mangrove areas and argues the additional layer of assessment from the proposed amendments further constrain a limited and crucial coastal focused economic activity.<br><br>The submission also outlined an instance of vegetation clearing that Council has deemed unlawful and issued an Enforcement Notice that was resolved under a Court order, and replanting was conditioned to be secured via a registered covenant with the balance of the area to remain vacant. The submitter | It is recommended that MLES – wildlife core and corridor habitat be amended to reflect the court ordered covenant. |

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| | advised that the re-planting works are currently being undertaken and the covenant will be registered shortly.<br><br>The waterfront and marine industry zoned properties on Beveridge Road were considered in forming the proposed amendment. The report to Council on 21 August 2021, that report outlined that:<br>The Marine Industry zone only applies to four (4) properties in Beveridge Road, Thornlands with two wholly zoned marine industry and the other two split zoned marine industry and conservation.<br><br>Due to the zoning of the properties, only the two properties with a split zoning would be mapped in line with the endorsed mapping principles despite all four properties having verified core habitat. To address this issue, it is proposed to include the core habitat areas of all four properties in the ES overlay as MLES wildlife core and corridor habitat. | |
| 2-6 Thorn Street, Ormiston - Lot 6 on RP 1709, Lot 7 on RP 1709 | • RAL 22/0011 - Reconfiguring a lot - 2 into 21 lots, new road and drainage lot - approved 19/07/22.<br>• Operational works application hasn't been submitted.<br>• Plan sealing hasn't yet been submitted.<br>• 2-6 Thorn Street is split zoned with the western half of the site mapped ROS.<br>• The proposed residential development is almost entirely within the LDR zone that is currently vacant and clear of vegetation apart from the odd tree fronting Thorn Road.<br>• The approved tree plot survey permits the removal of the trees fronting Thorn Road.<br>• The DA does not approve vegetation to be removed within the ROS zone.<br>• The MLES and MSES mapped land, as well as the proposed MLES – wildlife core and corridor habitat area, are predominantly located within the ROS zone land.<br>• There is only a small section where the MLES extends into the LDR zone. This overlap is likely a result of a tree canopy overhanging into the LDR zone when it was mapped. | No change recommended. |



- Apart from a small encroachment of lot 13 into the ROS zone (and proposed drainage Lot 101 that will be dedicated to council), the proposed dwellings are all confined within the LDR zone and outside the area mapped ESO and the proposed MLES – Wildlife core and corridor habitat.
- All the land zoned ROS will be dedicated to Council.

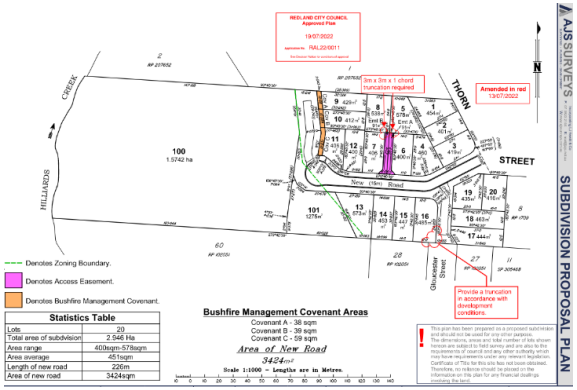
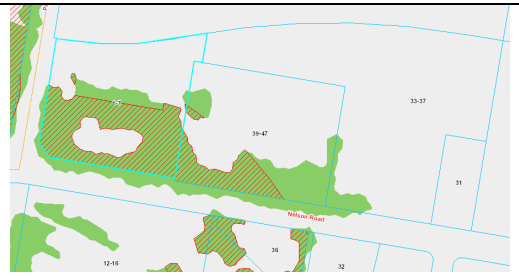
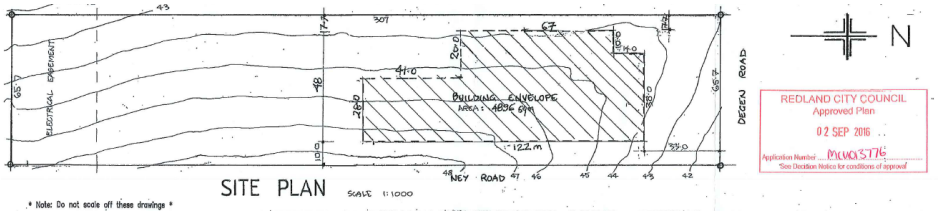



*Figure 5 approved plan. The green line indicates the boundary of the ROS*

- The submitter states that the development approval (DA) provides development rights that includes tree clearing and they use this as an argument for the removal of unnecessary portions of the ESO. They cite that the retention of the ESO mapping will create an unnecessary burden to address the ESO code at the building approval stage.

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| | • A bushfire hazard report was submitted with the application to address the potential bushfire threat. Appropriate mitigation measures, including covenants and an off-road cycle path, have been put in place. It appears unnecessary to amend the MLES on this basis.<br>• A stormwater management plan was submitted with the application proposing that the stormwater will be discharged to Hilliards Creek to the west. Final designs will be considered at OPW stage and it is considered premature to remove any of the MLES, existing or proposed, until the exact scale and scope of stormwater infrastructure needed within the ROS / MLES area is known.<br>• If the MLES - wildlife core and corridor habitat mapping is removed now it would unnecessarily remove the environmental protection from over 2 hectares of land.<br>• It is recommended that the MLES mapping is refined to ensure it is entirely within the boundary of the ROS zone and the MLES - wildlife core and corridor habitat mapping aligns with the MLES mapping.<br>• At some point, potentially once plan sealing has is completed, the small slither of ROS zoned land should be removed from Lot 13. | |
| 1-7 Pitt Road 31, 33-37, 39-47 Nelson Road, 1-7 Pitt Road, and 614 Main Road, Wellington Point QLD 4160<br>Lot 1 on RP816807, Lot 4 on SP141239, Lot 2 on RP883358, Lot 5 on SP141239 and Lot 1 on RP844176 | • RAL 18/0125 - Combined ROL and OPW - 5 into 67 lots and operational works for clearing vegetation – approved 6 December 2019.<br>• At the time the development application was submitted, the site contained MLES and MSES. Updated MSES mapping has removed the MSES component from the site and it no longer maps koala habitat. MLES remains.<br>• The proposed MLES – Wildlife core and corridor habitat mapping affects a section of 1-7 Pitt Road and 39-47 Nelson Road, Wellington Point. | It is recommended that MLES – wildlife core and corridor habitat is amended to reflect approval. The landowner can proceed with the existing approval. If that occurs, it will be appropriate to undertake a future minor amendment to amend MLES. |

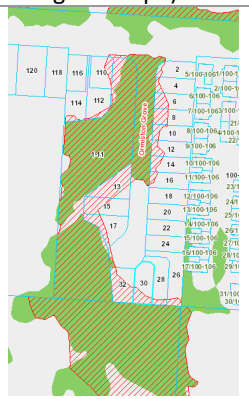
| | | |
|---|---|---|
| | <br>• The approved plan of development shows that some of the existing vegetation will be impacted by the proposed development, particularly to enable the construction of the bioretention basin within current lot 2 RP883358. The applicant confirmed that a total of 74 non-juvenile koala habitat trees will be cleared and compensated by way of off-set.<br>• Development onsite is yet to commence.<br>• No plan sealing application. | |
| 171-187 Ney Road | • MCU013776 – material change of use for a dwelling house was approved 2 September 2016.<br>• The approval included a condition to designate a development envelope as per the approved site plan, and to protect native plants and habitat values outside of this development envelope.<br> | It is recommended that MLES – wildlife core and corridor habitat is removed from identified building envelope. |
| 20 Corymbia Court<br>1 Corymbia Court<br>2 Corymbia Court<br>3 Corymbia Court | • RAL21/0019 – reconfiguration of a lot – 2 into 16 plus new road easements and bioretention basin was approved on 19 August 2021. | It is recommended that MLES – wildlife core and corridor habitat is removed from lots. |

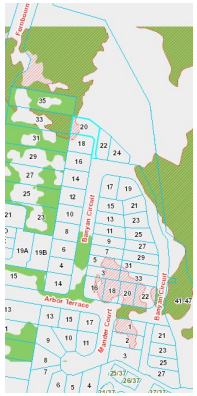
| | | |
|---|---|---|
| 4 Corymbia Court | | |
| 5 Corymbia Court | | |
| 6 Corymbia Court | | |
| 8 Corymbia Court | | |
| 9 Corymbia Court | | |
| 10 Corymbia Court | | |
| 11 Corymbia Court | | |
| 12 Corymbia Court | | |
| 14 Corymbia Court | | |
| 16 Corymbia Court | | |
| 18 Corymbia Court | | |
| 3 Banyan Circuit | 26 August 2019 RAL 18/0122 – does not contain MLES. | No change recommended. |
| 31 Banyan Circuit | RAL 18/0122 - reconfiguration of a lot – 1 into 21 lots was approved 26 August 2019. | It is recommended that MLES – wildlife core and corridor habitat is removed from lots |
| 18 Banyan Circuit | | |
| 20 Banyan Circuit | | |

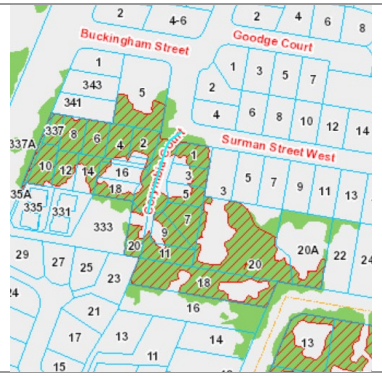
# Appendix 1

## Properties where development has occurred

The following table lists properties where development has occurred since the amendment was drafted and are recommended for change (as outlined in the recommendations for Theme 1).

| Lot | Plan | Land no | Property no | House | Street | Suburb | Image |
|---|---|---|---|---|---|---|---|
| **Approved reconfiguration of lot 108 and 110 – 116 Sturgeon Street, Ormiston**<br>2 into 23 Lots approved 29 May 2020<br>Refer to application RAL19/0042 and plan sealing number POS21/0106 | | | | | | | |
| **Overlay change**<br>Remove MLES – Core and Corridor Habitat from lots less than 1000m2, but retain within covenant area (outside of building envelope) | | | | | | | |
| 15 | SP321768 | 999192 | 444950 | 30 | Ormiston Grove | Ormiston |  |
| 13 | SP321768 | 999190 | 444930 | 26 | Ormiston Grove | Ormiston | |
| 8 | SP321768 | 999185 | 444880 | 16 | Ormiston Grove | Ormiston | |
| 7 | SP321768 | 999184 | 444870 | 14 | Ormiston Grove | Ormiston | |
| 6 | SP321768 | 999183 | 444860 | 12 | Ormiston Grove | Ormiston | |
| 5 | SP321768 | 999182 | 444850 | 10 | Ormiston Grove | Ormiston | |
| 4 | SP321768 | 999181 | 444840 | 8 | Ormiston Grove | Ormiston | |
| 3 | SP321768 | 999180 | 444830 | 6 | Ormiston Grove | Ormiston | |
| 2 | SP321768 | 999179 | 444820 | 4 | Ormiston Grove | Ormiston | |
| 1 | SP321768 | 999178 | 444810 | 2 | Ormiston Grove | Ormiston | |
| 19 | SP321768 | 999196 | 444990 | 13 | Ormiston Grove | Ormiston | |
| **Approved reconfiguring a lot – Standard format 1 into 24 lots (Stage 2 with 4 balance lots)**<br>41-47 Fernbourne Road, Wellington Point<br><br>Refer to application RAL18/0122 and OPW19/0130 and POS21/0128. | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Overlay change:**<br>Remove MLES – Core and Corridor Habitat from lots less than 1000m2 | | | | | | | |
| 645 | SP323767 | 999437 | 447710 | 7 | Banyan Circuit | Wellington Point |  |
| 644 | SP323767 | 999436 | 447700 | 5 | Banyan Circuit | Wellington Point | |
| Approved Reconfiguring a Lot (2 into 16) at 1 Surman Street West and 337 Old Cleveland Road East, Birkdale.<br><br>**Refer to application RAL21/0019 and plan sealing POS22/01112.**<br><br>**Overlay change:**<br>Remove MLES – Core and Corridor Habitat from lots less than 1000m2 | | | | | | | |
| 4 | SP336114 | 1000094 | 455070 | 7 | Corymbia Court | Birkdale | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 101 | SP336114 | 1000108 | 455210 | 337 | Old Cleveland Road East | Birkdale |  |
| | SP336114 | Removal of ES overlay from roadway (Corymbia Court) | | | | | |
| **Approved Reconfiguration of lot at 136-152 Dundas Street, Ormiston – one into 54 lots**<br>Refer to application RAL20/0092 approved by negotiated decision on 14 August 2021.<br>Plan sealing application POS23/0023.<br><br>**Overlay change:**<br>Remove MLES – Core and Corridor Habitat from lots less than 1000m². | | | | | | | |
| 1 | SP319181 | 1000311 | 457320 | 23 | Francis Street | Ormiston |  |
| 2 | SP319181 | 1000312 | 457330 | 100 | Francis Street | Ormiston | |

# Appendix 2

Proposed mapping changes




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***228-234 School Of Arts Road, Redland Bay 4165***

***Land No. 998920***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***20 Kite Crescent, Thornlands 4164***

***Land No. 129989***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***8 Whitehall Avenue, Birkdale 4159***

***Land No. 104981***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***9 Whitehall Avenue, Birkdale 4159***

***Land No. 104804***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***11 Whitehall Avenue, Birkdale 4159***

***Land No. 104660***

0 12.5 25 50 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***13 Whitehall Avenue, Birkdale 4159***

***Land No. 999468***

0 10 20 40 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***2-6 School Of Arts Road, Redland Bay 4165***

***Land No. 996032***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***54 Heffernan Road, Alexandra Hills 4161***

***Land No. 117807***

0 3.75 7.5 15 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***3 Dawlish Court, Alexandra Hills 4161***

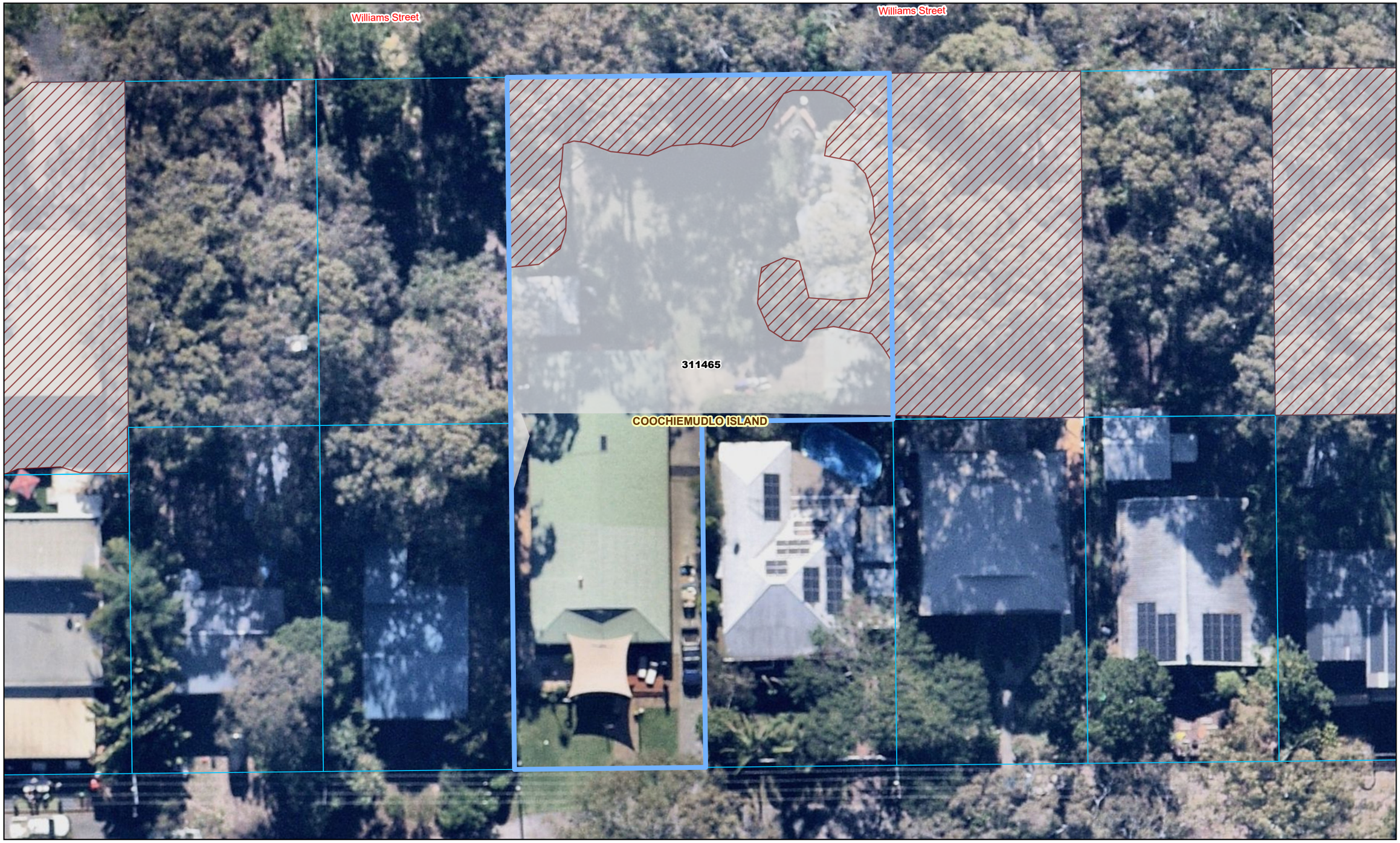
***Land No. 123822***

0 3.75 7.5 15 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***28 Victoria Parade South, Coochiemudlo Island 4184***

***Land No. 311465***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***273-277 Redland Bay Road, Capalaba 4157***

***Land No. 125676***

0 30 60 120 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***1 Willett Court, Thornlands 4164***

***Land No. 132064***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***233 Main Road, Wellington Point 4160***

***Land No. 163362***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***Land No. 147111***

0 20 40 80 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***20 Wilson Esplanade, Redland Bay 4165***

***Land No. 303521***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***5 Lorikeet Drive, Thornlands 4164***

***Land No. 129164***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***1 Megan Court, Thornlands 4164***

***Land No. 349135***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***20-22 Capembah Street, Coochiemudlo Island 4184***

***Land No. 132640***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***14 Gretel Place, Cleveland 4163***

***Land No. 123412***

0 3.75 7.5 15 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***32 Flamingo Crescent, Thornlands 4164***

***Land No. 129762***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***22 Flamingo Crescent, Thornlands 4164***

***Land No. 129813***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***20 Flamingo Crescent, Thornlands 4164***

***Land No. 129822***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***14 Flamingo Crescent, Thornlands 4164***

***Land No. 129850***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***19 Lorikeet Drive, Thornlands 4164***

***Land No. 129546***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***6 Apollo Court, Victoria Point 4165***

***Land No. 135918***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***112-114 Luke Street, Thornlands 4164***

***Land No. 162203***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***5 Chantilly Close, Alexandra Hills 4161***

***Land No. 122925***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***49-51 Dinwoodie Road, Thornlands 4164***

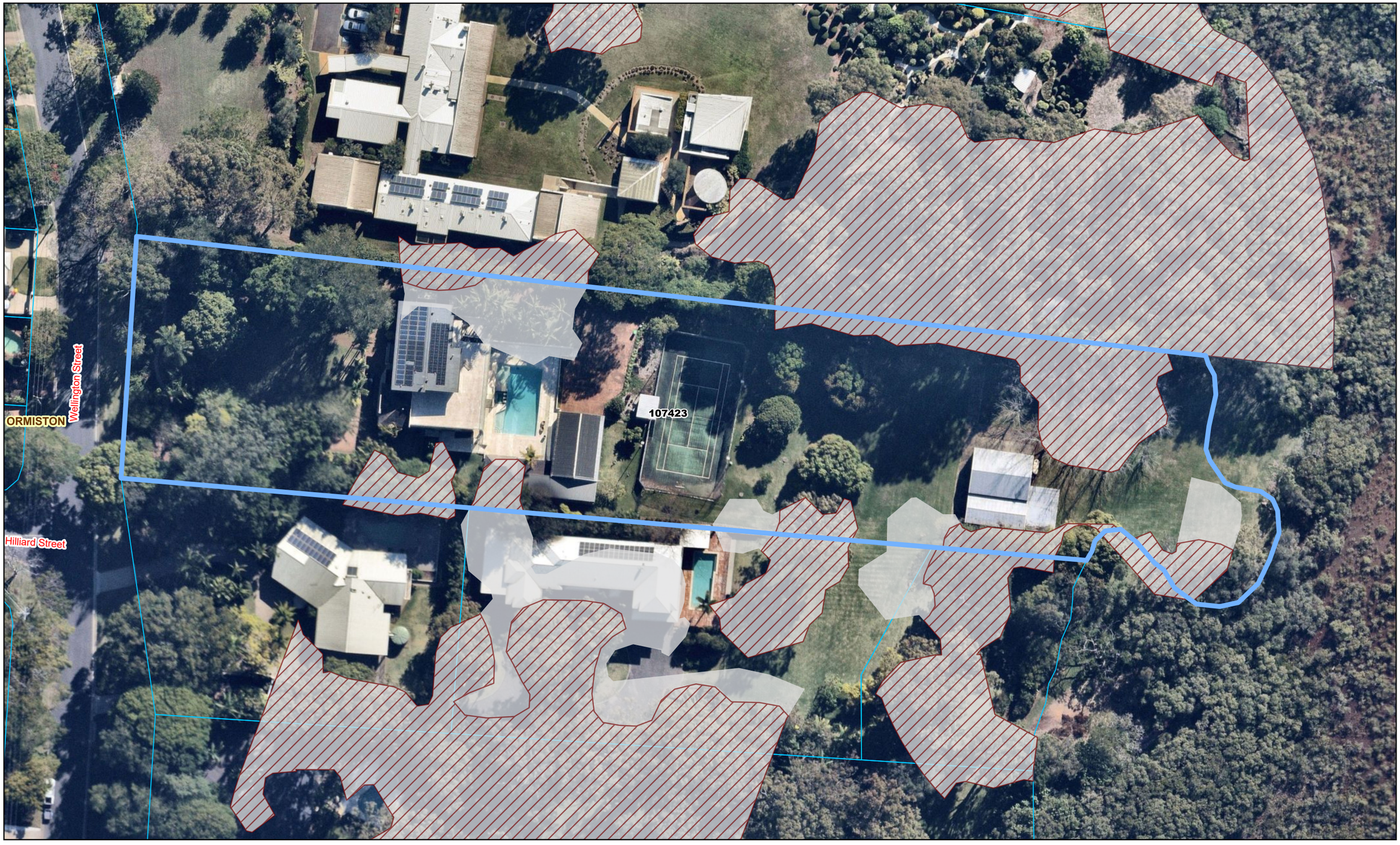
***Land No. 132890***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***261-265 Wellington Street, Ormiston 4160***

***Land No. 107423***

0 12.5 25 50 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***292-300 Boundary Road, Thornlands 4164***

***Land No. 132603***

0 40 80 160 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***191-217 Gordon Road, Redland Bay 4165***

***Land No. 162032***

0 20 40 80 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***191-217 Gordon Road, Redland Bay 4165***

***Land No. 143425***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***489 Redland Bay Road, Capalaba 4157***

***Land No. 129760***

0 15 30 60 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***5 Ondine Court, Victoria Point 4165***

***Land No. 135649***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***85 Panorama Drive, Thornlands 4164***

***Land No. 130033***

0 3.75 7.5 15 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***18 Elton Crescent, Capalaba 4157***

***Land No. 300139***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***191-195 Ney Road, Capalaba 4157***

***Land No. 129847***

0 12.5 25 50 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent

ROL006112 - 521 to 523 Redland Bay Road, 36 Bunker Road and 44 to 50 Bunker Road, Victoria Point

0 55 110 220 Meters

N

**Legend**

- Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent

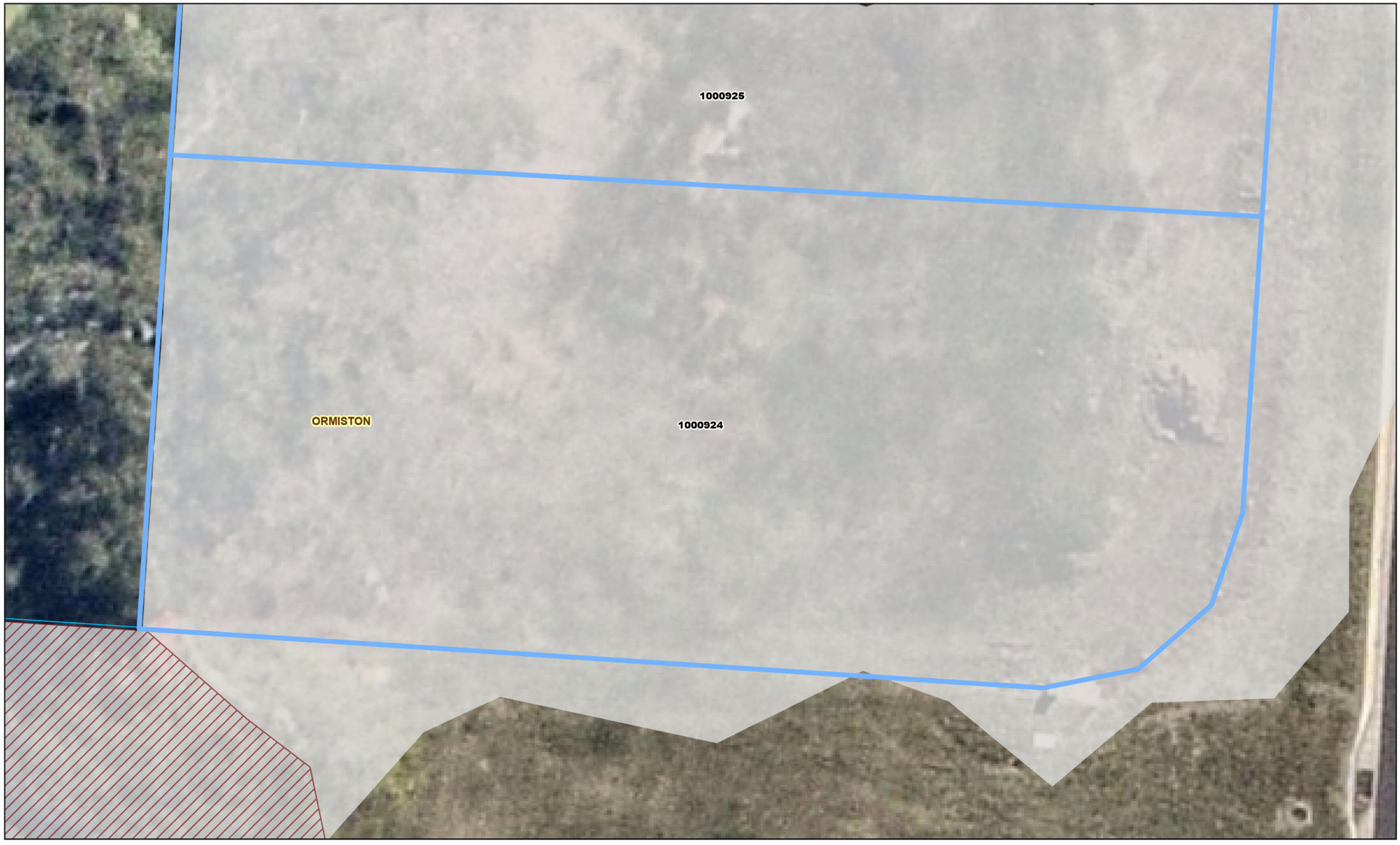
ROL006039 - 14 to 20 Bonnie Street, Thornlands

0 55 110 220 Meters

N

**Legend**

- Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***2 Lausanne Court, Ormiston 4160***

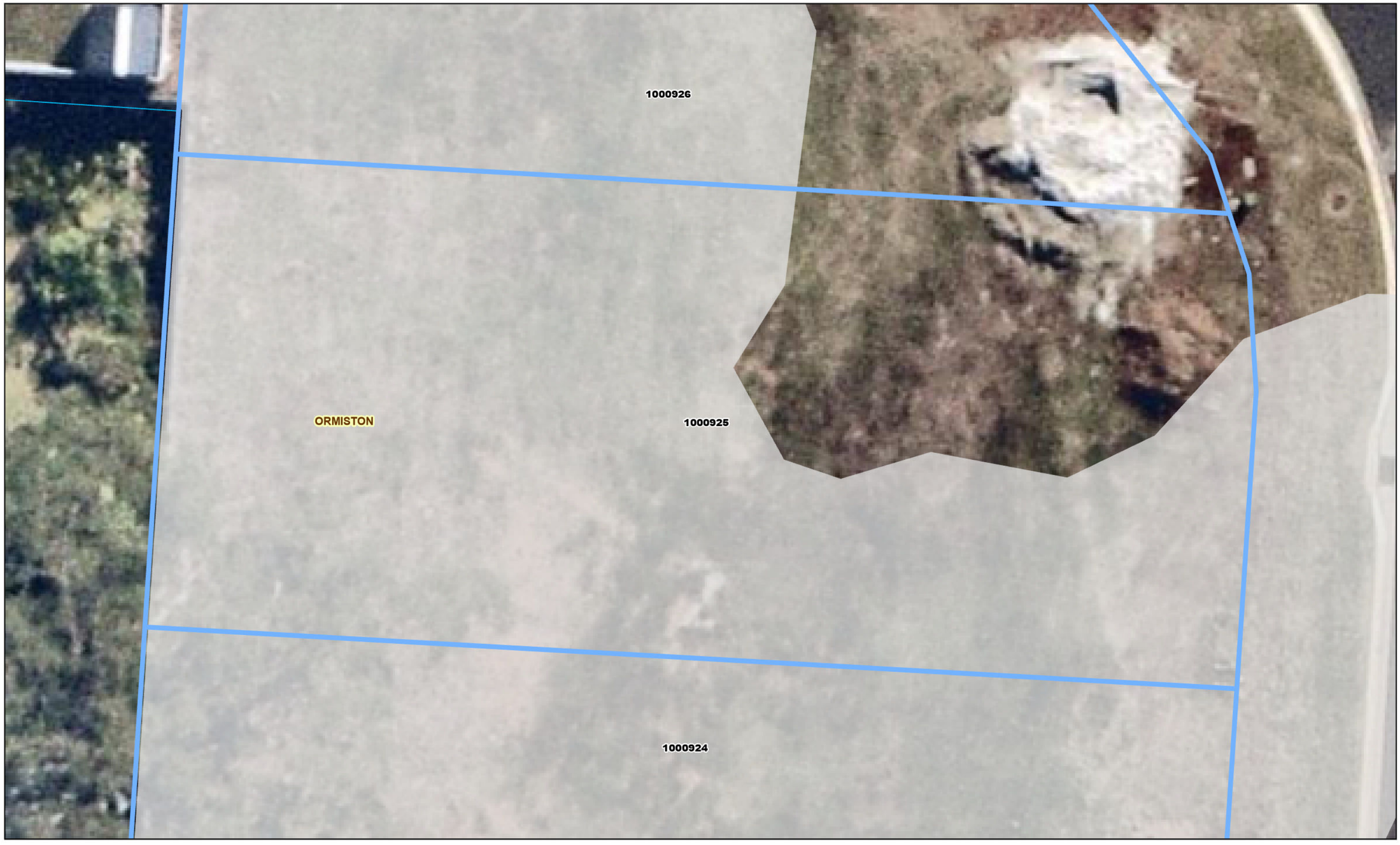
***Land No. 1000924***

0 2 4 8 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***4 Lausanne Court, Ormiston 4160***

***Land No. 1000925***

0 2 4 8 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension**

***6 Lausanne Court, Ormiston 4160***

***Land No. 1000926***

0 2 4 8 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***9-13 Water Lilly Drive, Capalaba 4157***

***Land No. 333900***

0 20 40 80 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***9-13 Water Lilly Drive, Capalaba 4157***

***Land No. 998660***

0 15 30 60 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent**

MCU17/0157 - 174 to 186 Wellington Street, Ormiston

0 15 30 60 Meters

N

**Legend**

- Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***66-68 Beveridge Road, Thornlands 4164***

***Land No. 133372***

0 25 50 100 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***1-7 Pitt Road, Wellington Point 4160***

***Land No. 305518***

0 5 10 20 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***33-37 Nelson Road, Wellington Point 4160***

***Land No. 305517***

0 12.5 25 50 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Properties subject to changes at MLES Wildlife Core and Corridor Habitat extension

***171-187 Ney Road, Capalaba 4157***

***Land No. 129464***

0 30 60 120 Meters

N

**Legend**

- Properties suject to changes in MLES Wildlife Core and Corridor Habitat as per submissions received
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent

RAL18/0122 - 41 to 47 Fernbourne Road, Wellington Point

0 15 30 60 Meters

N

**Legend**

- Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent**

RAL19/0042 - 116 Sturgeon Street, Ormiston

0 15 30 60 Meters

N

**Legend**

- Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




## Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent

RAL21/0019 - 1 Surman Street West and 337 Old Cleveland Road East, Birkdale

0 15 30 60 Meters

N

**Legend**

- Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land




**Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent**

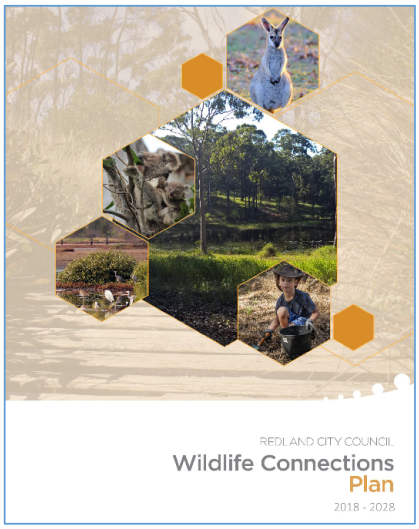
RAL20/0092 - 136 to 152 Dundas Street, Ormiston

Meters
0 15 30 60

N

**Legend**

- Recent subdivisions subject to changes in MLES Wildlife Core and Corridor Habitat extent
- Updated MLES - Wildlife Core and Corridor Habitat extension
- Public Consultation MLES - Wildlife Core and Corridor Habitat extension
- Current Land







# 01/21 - Major Amendment - Environmental Significance Overlay

## Part 1: Environmental significance overlay code
## September 2023

Redlands coast

Redland CITY COUNCIL

# 1. Introduction

01/21 Major Amendment: Environmental Significance Overlay primarily proposes to amend Redland City Plan to protect wildlife core habitat and wildlife corridor habitat where located in the Urban Footprint (ShapingSEQ) of the City as a Matter of Local Environmental Significance.

The proposed wildlife core habitat and wildlife corridor habitat areas are based on the Redland City Wildlife Connections Plan (2018-2028).

This major amendment proposes to make operational work involving the clearing of native vegetation code assessable development where in an area proposed to be mapped as MLES wildlife core and corridor habitat.

This major amendment includes:

- Part 1: proposed amendments to the Environmental Significance Overlay Code; and
- Part 2: proposed consequential amendments to the City Plan.

## 1.1 Conventions

In Part 1 and 2 of this major amendment, all proposed amendments to Redland City Plan are:

- highlighted in yellow to denote additions; and
- ~~highlighted in yellow with strikethrough~~ to denote deletions.

Redlands coast

Redland CITY COUNCIL

# 2. City Plan – Environmental Significance Overlay Code

## 8.2.4 Environmental significance overlay code

Editor's note – The MSES overlay mapping is sourced from the Queensland Government's State *Planning Policy 2017* (SPP) Interactive Mapping System (IMS). Review of the SPP IMS should be undertaken and may provide more recent MSES mapping (refer to section 8(4) of the *Planning Act 2016*).

### 8.2.4.1 Application

This code applies to development:

(1) This code applies to development:

(a) within the environmental significance overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(b) identified as requiring assessment against the environmental significance overlay code by the tables of assessment in Part 5 (tables of assessment).

(2) Land with Environmental Significance overlay is identified on the Environmental Significance overlay maps as one of the following Matters of environmental significance:

(a) Matters of local environmental significance – wildlife core and corridor habitat;

(b) Matters of local environmental significance – other;

(c) Matters of state environmental significance.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

### 8.2.4.2 Purpose

(1) The purpose of the environmental significance overlay code is to manage development to avoid or minimise and mitigate significant impacts on matters of national, state and local environmental significance.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) Development is designed to avoid areas identified as matters of environmental significance;

(b) areas of high biodiversity or environmental significance are retained and protected, enhanced and restored to provide a connected network of core habitat areas linked by wildlife corridors;

(c) development maximises the retention of native vegetation and significant habitat features;

(d) development avoids the clearing of native vegetation in ~~mapped~~ MLES - wildlife core and corridor habitat areas, and where avoidance is not reasonably possible, development minimises and mitigates clearing and, provides an offset for any significant residual impacts.

Note—An ecological report in accordance with Planning Scheme Policy 1-Environmental significance may be required to demonstrate that the proposed clearing of native vegetation cannot be located in areas that avoid the clearing of native vegetation in ~~mapped~~ MLES - wildlife core ~~habitat~~ and ~~wildlife~~ corridor habitat areas.

Editor's note—matters of local environmental significance for wildlife core habitat and corridor habitat areas includes areas mapped as koala habitat areas by the Queensland Governments' State Assessment Referral Agency (SARA) Development Assessment Mapping. The interfering of koala habitat in koala habitat areas are either prohibited development (unless subject to an exemption in Schedule 24 of the *Planning Regulation 2017*) or requires assessment by the State Assessment Referral Agency (SARA).

(e) development minimises the loss of koala habitat trees;

Editor's note—The interfering with koala habitat is:

- prohibited development (unless subject to an exemption in Schedule 24 of the *Planning Regulation 2017*) where it involves the interfering with koala habitat mapped within a Koala Priority Area and ~~Core~~ koala habitat in the Queensland Governments' State Assessment Referral Agency (SARA) Development Assessment Mapping; or
- subject to State Government assessment where it involves interfering with koala habitat mapped as koala habitat area and located outside a Koala Priority Area in the Queensland Governments' State Assessment Referral Agency (SARA) Development Assessment Mapping.

(f) impacts on matters of state or local environmental significance are minimised and mitigated;
(g) development does not cause substantial fragmentation of habitat areas;
(h) opportunities for safe and viable wildlife movement within and between habitat areas are facilitated;
(i) landscaping and planting is undertaken in a manner that contributes to the ecological values of the site; and
(j) where they occur, significant residual impacts on matters of local environmental significance or another prescribed environmental matter in accordance with section 15(4) of the *Environmental Offsets Act 2014*, may need to be offset.

Editor's note—Applicants should be aware that in addition to the requirements of this planning scheme, obligations for the protection of many matters of environmental significance are established by the Commonwealth and Queensland governments. Additional approvals or referrals may be required as a consequence. Any environmental offset for matters of state or local significance are to be consistent with the Queensland Government's *Environmental Offsets Act 2014*.

### 8.2.4.3 Environmental significance overlay code – Specific benchmarks for assessment

**Table 8.2.4.3.1—Benchmarks for development that is accepted subject to requirements and assessable development**

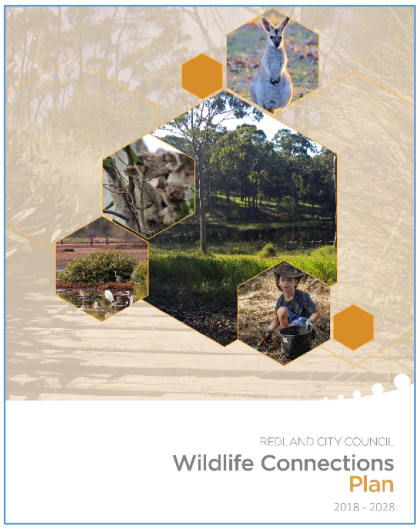
Editor's note—Applicants should have regard to Planning Scheme Policy 1 – Environmental significance for guidance in demonstrating compliance with the performance outcomes in this code.

| Performance Outcomes | Acceptable Outcomes |
|---|---|
| **For development that is accepted subject to requirements** | |
| **PO1**<br>Development does not result in a significant reduction in the level or condition of biodiversity and ecological processes in the locality.<br><br>Editor's note— See Planning Scheme Policy 1 – Environmental significance for advice on achieving compliance with this outcome. | **AO1.1**<br>Compensatory planting is undertaken on-site that is equal in area to the area of the vegetation cleared. |
| **For assessable development** | |
| **Values to be protected** | |
| **PO2**<br>Development does not result in a significant reduction in the level or condition of biodiversity and ecological processes in the locality. | **AO2.1**<br>Development does not result in a reduction in areas mapped as matters of environmental significance. |
| **(PO3 with consequential number changes)**<br>Development is located to avoid the clearing of native vegetation in MLES - wildlife core and corridor habitat areas. | No acceptable outcome is nominated. |
| ~~**PO3**~~<br>**PO4**<br>Development does not cause substantial fragmentation of ~~habitat areas~~ areas mapped as matters of ~~state and local~~ environmental significance. | No acceptable outcome is nominated. |
| ~~**PO4**~~<br>**PO5**<br>Connections between habitat areas are retained, particularly MLES – wildlife core and corridor habitat, so that: | No acceptable outcome is nominated. |

| Performance Outcomes | Acceptable Outcomes |
|---|---|
| • movement of species is not inhibited or made less safe: and<br>• normal gene flow between populations is continued.<br><br>Connections may include both continuous corridors and "stepping stone" patches and refuges and may be mapped as MLES or MSES. | |
| **Minimising and mitigating impacts** | |
| ~~**PO5**~~<br>**PO6**<br>Edge effects on retained habitat areas are minimised by providing the smallest possible perimeter to area ratio. | No acceptable outcome is nominated. |
| ~~**PO6**~~<br>**PO7**<br>The design, scale and intensity of development minimises impacts on retained habitat. | No acceptable outcome is nominated. |
| ~~**PO7**~~<br>**PO8**<br>Retained habitat is protected to ensure its on-going condition and resilience, and to avoid degradation as a result of edge effects. | No acceptable outcome is nominated. |
| ~~**PO8**~~<br>**PO9**<br>Barriers restricting the movement and dispersal of wildlife are removed, except where they are necessary for the safety of people or animals. | No acceptable outcome is nominated.<br>Editor's note—Guidance on fencing design, fauna movement structure and the like is provided in Planning Scheme Policy 1 – Environmental significance. |
| ~~**PO9**~~<br>**PO10**<br>Development does not result in the introduction of pest species (plant or animal), that pose a risk to ecological integrity or disturbance to native species. | No acceptable outcome is nominated.<br>Editor's note—Weed species are identified in Council's Pest Management Plan 2012 – 2016, Part B. |
| ~~**PO10**~~<br>**PO11** | No acceptable outcome is nominated. |

| Performance Outcomes | Acceptable Outcomes |
|---|---|
| Development minimises alterations to natural landforms, flow regimes, groundwater recharge and surface water drainage patterns. | |
| ~~PO11~~<br>PO12<br>Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other source. | No acceptable outcome is nominated. |
| ~~PO12~~<br>PO13<br>Roads and public access within and adjacent to areas of ecological significance are located and designed to avoid disturbance of ecological values or danger to wildlife. | No acceptable outcome is nominated. |
| **Corridors and enhancement planting** | |
| ~~PO13~~<br>PO14<br>Development contributes to the restoration of waterway or land based ecological corridors, where they would significantly enhance the condition and resilience of habitat and wildlife on and near the site. | No acceptable outcome is nominated. |
| ~~PO14~~<br>PO15<br>Ecological corridors have sufficient width to maintain viable wildlife or habitat linkages. | ~~AO14.1~~<br>AO15.1<br>Ecological corridors have a minimum width of 100m. |
| ~~PO15~~<br>PO16<br>Development incorporates opportunities for revegetation to enhance habitat condition, biodiversity and wildlife movement. | No acceptable outcome is nominated. |
| ~~PO16~~<br>PO17<br>Enhancement plantings and landscaping utilise ~~endemic~~ local native species which replicate or complement the composition of | No acceptable outcome is nominated.<br>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Regional Ecosystem Mapping |

| Performance Outcomes | Acceptable Outcomes |
|---|---|
| the habitat it is connected to, unless this would increase bushfire risk. | |
| ~~**PO17**~~<br>**PO18**<br>Where clearing occurs, it is sequenced and undertaken in a manner that provides opportunities for fauna to vacate affected land. | No acceptable outcome is nominated.<br>Editor's note—It is likely that a wildlife habitat management plan, prepared by an ecologist with suitable experience may be needed to address survival and ongoing access to habitat trees during construction and operation of the development. |
| **Offsets** | |
| ~~**PO18**~~<br>**PO19**<br>Where development results in, or is likely to result in, a significant residual impact on matters of local environmental significance, despite all reasonable on-site mitigation measures, the impact will be offset. | ~~**AO18.1**~~<br>**AO19.1**<br>Offsets are provided in accordance with offset arrangements set out in Planning Scheme Policy 1 – Environmental significance. |







# 01/21 - Major Amendment - Environmental Significance Overlay

## Part 2: Consequential Amendments to City Plan September 2023

## 5.9 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the categories of development and assessment from that stated in a zone and the relevant assessment benchmarks.

**Table 5.9.1—Assessment benchmarks for overlays**

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|---|
| **Environmental significance overlay** | | |
| Any material change of use | No change to categories of development and assessment | Environmental significance overlay code where the development is assessable under the table of assessment for the relevant zone<br>Note—This overlay code is not applicable to development that is accepted subject to requirements. |
| Reconfiguration of a lot | No change to categories of development and assessment | Environmental significance overlay code where the development is assessable under the table of assessment for reconfiguration of a lot |
| Operational work involving the clearing of native vegetation within:<br>• MLES – wildlife core and corridor habitat.<br><br>Note—Clearing for purposes mentioned in part 1 of Schedule 21 of the Regulation is not made assessable by this planning scheme. Essential management, as defined in the Regulation, is also not made assessable by this planning scheme.<br><br>Editor's note—"Urban area" is defined under the Regulation. Refer also to section 1.7.3 of this planning scheme.<br><br>Editor's note— Referral or approval under the *Planning Act 2016* and | Code assessable | Environmental significance overlay code |

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|---|
| *Water Act 2000* may also be required. | | |

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|---|
| Operational work involving clearing of native vegetation not within:<br>• MLES – wildlife core and corridor habitat.<br><br>Note—Clearing for purposes mentioned in part 1 of Schedule 21 of the Regulation is not made assessable by this planning scheme. Essential management, as defined in the Regulation, is also not made assessable by this planning scheme.<br><br>Editor's note—"Urban area" is defined under the Regulation. Refer also to section 1.7.3 of this planning scheme.<br><br>Editor's note— Referral or approval under the *Planning Act 2016* and *Water Act 2000* may also be required. | Accepted subject to requirements if clearing within:<br>(1) the rural zone on land that contains a dwelling house and the combined area of the proposed clearing and any clearing previously undertaken since commencement of the first version of this planning scheme exceeds 500m$^2$ and does not exceed 2500m$^2$. | Environmental significance overlay code |

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|---|
| | Code assessable, if not accepted subject to requirements, if clearing within:<br>(1) the emerging community, environmental management, low-medium density residential, medium density residential or tourist accommodation zones; or<br>(2) within the conservation and recreation and open space zones, other than clearing undertaken by Redland City Council or on Council land and in accordance with a Council resolution; or<br>(3) any other zone within the urban area and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 500m$^2$; or<br>(4) within the community facilities zone (if outside the urban area) and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this | Environmental significance overlay code |

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|---|
| | (5) planning scheme exceeds 2,500m$^2$; or within the rural zone and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 2,500m$^2$ | |
| Any other operational work | No change to categories of development and assessment | Environmental significance overlay code where the development is assessable under the table of assessment for operational work |
| Any reconfiguration of a lot | No change to categories of development and assessment | Water resource catchments overlay code where the development is assessable under the table of assessment for reconfiguration of a lot |
| Any operational works | No change to categories of development and assessment | Water resource catchments overlay code where the development is assessable under the table of assessment for operational works |

# Schedule 1 Definitions

## SC1.1 Administrative definitions

(1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.

(2) A term listed in table SC1.2.1 column 1 has the meaning set out beside that term in column 2 under the heading.

(3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Note—As prescribed by section 8(1) of the Planning Regulation the administrative terms and their definitions are located in schedule 4 columns 1 and 2 of the Regulation.'

'Note – As prescribed by section 8(2) of the Planning Regulation, the Redland City Plan includes administrative terms, other than terms in schedule 4, column 1 of the Regulation. These additional administrative terms and their definitions are provided in Table SC1.2.1 – Additional administrative terms and their definitions'.

**Table SC1.1.1—Additional administrative terms and their definitions**

| Column 1<br>Administrative Term | Column 2<br>Definition |
|---|---|
| **Adult store sensitive use area** | Means the area from the boundary of land occupied by a child care centre, educational establishment or place of worship (Adult Store Sensitive Use) which is within the greater of the following:<br>• 200 metres of an Adult Store Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or<br>• 100 metres of an Adult Store Sensitive Use measured in a straight line. |
| **Defined flood event** | The 1% annual exceedance probability (AEP) flood event. |
| **Defined storm tide event** | The 1% annual exceedance probability (AEP) storm tide event, including allowance for 10% increase in storm intensity and a sea level rise of 0.8m. |
| **Ecological corridor** | Ecological corridors connect habitat areas to provide for the safe movement of wildlife, supporting viable populations and the maintenance of ecological processes. |
| **Habitat area** | An area that provides the necessary environmental resources and conditions for the survival and reproduction of a native plant or animal species. Habitat areas include, but are not limited to, ~~are generally mapped as~~ MSES or MLES. |
| **Low-rise** | One to two storeys. |
| **Matters of environmental significance** | See the *State Planning Policy*, Glossary. |

| | |
|---|---|
| **Matters of local environmental significance (MLES) – wildlife core and corridor habitat** | Wildlife core and corridor habitat being:<br>▪ areas of remnant vegetation with very high ecological value that are the highest priority for protection in the urban footprint of the City; and<br>▪ areas of native vegetation with ecological value that provide the highest priority connections between wildlife core habitat areas in the urban footprint of the City. These areas support ecological processes, including native fauna movements between the wildlife core habitat areas, and provide additional native fauna and flora habitat. |
| **Matters of local environmental significance (MLES) - other** | Other MLES being:<br>▪ areas that form part of regional biodiversity corridors;<br>▪ areas of biodiversity value including:<br>- intact areas with high ecological integrity containing many ecosystem functions that contribute to the City's ongoing biodiversity;<br>- other vegetation areas that support interaction between intact areas;<br>- areas that support a broad range and populations of the City's flora and fauna species;<br>- areas that support a broad representation of the City's ecosystems, all with their own different set of functions that contribute to the City's overall biodiversity;<br>- areas that support ecological resilience, the capacity of an ecosystem to recover from or withstand disturbance from threatening processes (including climate change);<br>- aquatic areas that are connected with other wetlands;<br>- areas of habitat for locally significant species. |
| **Matters of national environmental significance** | See the *State Planning Policy*, Glossary. |
| **Matters of state environmental significance (MSES)** | See the *State Planning Policy*, Glossary |
| **Mid-rise** | Three to six storeys. |
| **Rear lot** | A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land. |
| **Significant residual impact** | See *Environmental Offsets Act 2014*. |

| | |
|---|---|
| | Editor's note – guidance on significant residual impact for MLES is provided in Planning Scheme Policy 1 – Environmental significance. |
| **Temporary use** | Means a use that –<br>(a) Is carried out on a non-permanent basis; and<br>(b) does not involve the construction of, or significant changes to, permanent buildings or structure.<br>Note: 'provisions for temporary use timeframes for defined uses are provided within section 1.7 Local government administrative matters.' |
| **Wildlife** | Any taxon or species of an animal, plant, protista, procaryote or virus. |

# Schedule 2 Mapping

## SC2.1 Map index

The table(s) below list any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

**Editors Notes -**
Editor's note - Mapping for the LGIP is contained within Schedule 3 of the planning scheme.

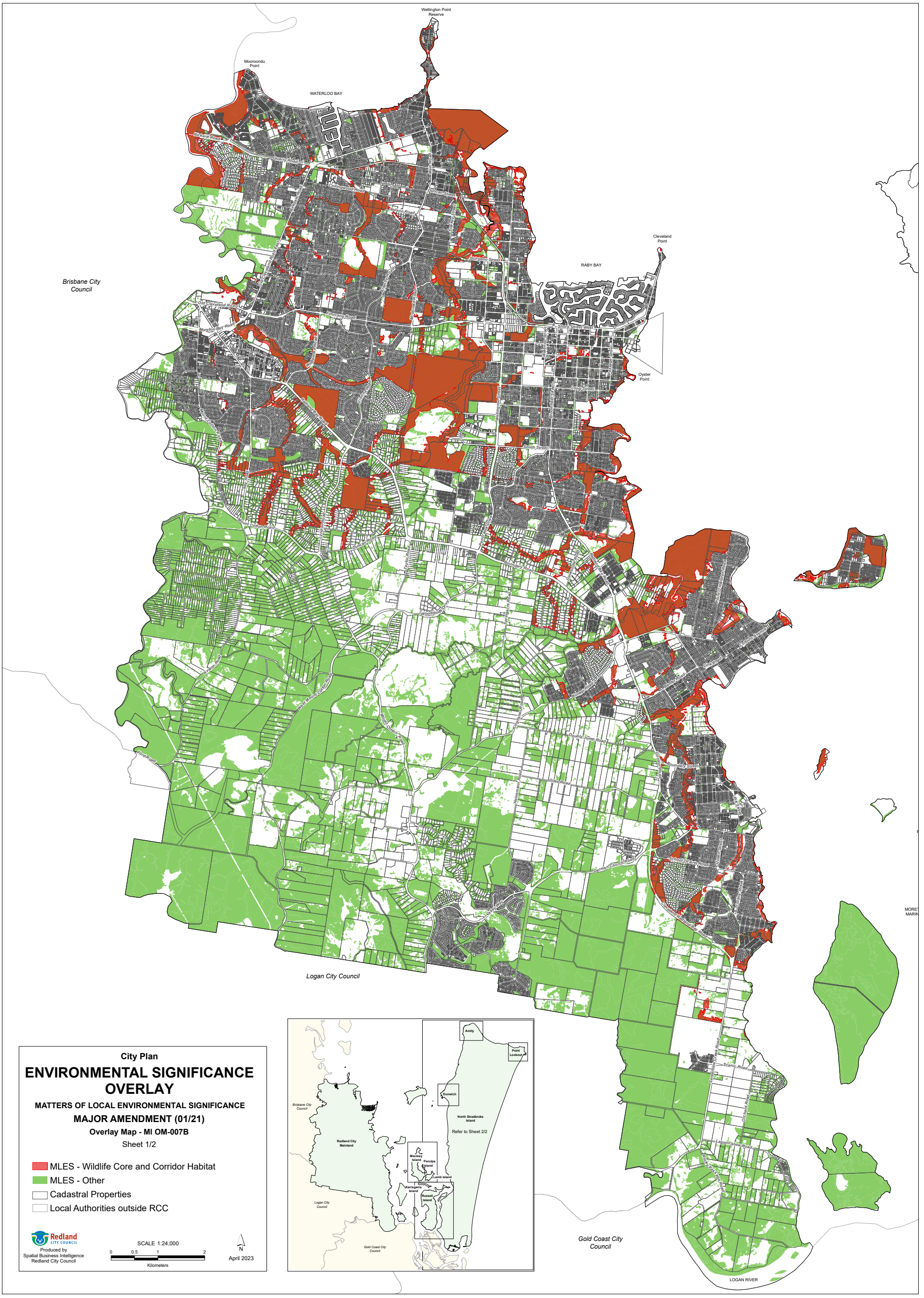
**Table SC2.1.1— Map index**

| Overlay maps | | |
|---|---|---|
| ~~OM-007~~ | ~~Environmental significance overlay – Mainland (sheet 1/2)~~ | ~~8 October 2018~~ |
| OM-007a | Environmental significance overlay – Matters of State Environmental Significance – Mainland (sheet 1/2) | Tbc |
| OM-007b | Environmental significance overlay – Matters of Local Environmental Significance – Mainland (sheet 1/2) | Tbc |
| ~~OM-008~~ | ~~Environmental significance overlay – Islands (sheet 2/2)~~ | ~~8 October 2018~~ |
| OM-008a | Environmental significance overlay – Matters of State Environmental Significance – Islands (sheet 2/2) | Tbc |
| OM-008b | Environmental significance overlay – Matters of Local Environmental Significance – Islands (sheet 2/2) | Tbc |

## SC2.5 Overlay maps

**Table SC2.5.3-Overlay maps**

| Map number | Map title |
|---|---|
| ~~OM-007~~ | ~~Environmental significance overlay – Mainland (sheet 1/2)~~ |
| OM-007a | Environmental significance overlay – Matters of State Environmental Significance – Mainland (sheet 1/2) |
| OM-007b | Environmental significance overlay – Matters of Local Environmental Significance – Mainland (sheet 1/2) |
| ~~OM-008~~ | ~~Environmental significance overlay – Islands (sheet 2/2)~~ |
| OM-008a | Environmental significance overlay – Matters of State Environmental Significance – Islands (sheet 2/2) |
| OM-008b | Environmental significance overlay – Matters of Local Environmental Significance – Islands (sheet 2/2) |


Wellington Point Reserve
Mooroondu Point
WATERLOO BAY
Cleveland Point
RABY BAY
Oyster Point
Brisbane City Council
Logan City Council
Gold Coast City Council
LOGAN RIVER
Rickertt Road
Old Cleveland Road
Horston Street
Shingle Street
Mount Cotton Road
Mount Cotton Road
Ford Road
Taylor Road
Woodlands Drive
Double Jump Road
Gries Road
German Church Road
Scenic Road
Lagoon View Road
Rocky Point Road
Orchard Road
Point Mouth Forest Road
Forest Road
Ford Road
Amity
Point Lookout
Dunwich
North Stradbroke Island
Refer to Sheet 2/2
Redland City Mainland
Mackay Island
Perulpa Island
Lamb Island
Karragarra Island
Russell Island
Brisbane City Council
Logan City Council
Gold Coast City Council
City Plan
ENVIRONMENTAL SIGNIFICANCE OVERLAY
MATTERS OF LOCAL ENVIRONMENTAL SIGNIFICANCE
MAJOR AMENDMENT (01/21)
Overlay Map - MI OM-007B
Sheet 1/2
MLES - Wildlife Core and Corridor Habitat
MLES - Other
Cadastral Properties
Local Authorities outside RCC
Redland CITY COUNCIL
Produced by
Spatial Business Intelligence
Redland City Council
SCALE 1:24,000
0 0.5 1 2
Kilometers
N
April 2023

# 1.0 PLANNING SCHEME POLICY 1 - ENVIRONMENTAL SIGNIFICANCE

## 1.1 RELATIONSHIP WITH THE PLANNING SCHEME

(1) This part sets out:

(i) particular standards called up as acceptable outcomes in 8.2.4 Environmental Significance Overlay Code. These are contained in the following subsections:
1.4 Environmental offsets

(ii) information council may request to demonstrate compliance with the performance outcomes of the code. These are contained in the following subsections:
1.3.1.1 Ecological report
1.4.2.1 Land based offsets management plan

(iii) guidance for applicants which is contained in the following subsections:
1.2.1 Compensatory planting
1.3.2 Minimising and mitigating impacts associated with development
1.4.3 Environmental offsets
1.5.1 Clearing thresholds
1.6.1 Mapping and data sources
1.7.1 Other approvals that may be required

## 1.2 COMPENSATORY PLANTING

(1) This section sets out guidance for applicants on how to achieve compliance with AO1.1 for self-assessable development in the Environmental Significance Overlay Code.

### 1.2.1 Guidance for applicants

(1) Where self-assessable clearing is undertaken in accordance with Table 5.10.1, compensatory planting should be provided for clearing between 500m$^2$ and 2500m$^2$ to the nearest equivalent square metre.

(2) Table 1 provides a list of tree and shrub species which are locally occurring in most regional ecosystems in the rural part of Redland City and can be utilised for replanting cleared areas.

### Table 1: Replanting species

| | Scientific name | Common name |
|---|---|---|
| **Trees** | *Corymbia intermedia* | Pink bloodwood |
| | *Eucalyptus tereticornis* | Queensland Blue Gum |
| | *Lophostemon confertus** | Brush Box |
| | | |
| **Shrubs** | *Leptospermum polygalifolium* | Wild May |
| | *Jacksonia scoparia** | Dogwood |

*Low flammability species (Table 8.2.2.3.2 of the planning scheme) recommended for use in areas identified in the bushfire hazard overlay, where planting within 10m of a building or structure.

(3) The above trees and shrubs should be planted at the following densities based on the area of compensatory planting required:
(a) 1 tree per 10m$^2$ of replanting area; and,
(b) 1 shrub per 2.5m$^2$ of replanting area.

(4) Applicants should refer to the Bushfire hazard overlay map to determine if there is a level of risk of bushfire hazard on the property. Replanting should be outside of any areas identified as being at risk of bushfire hazard, and be undertaken at least 10m from a building or structure. If bushfire hazard areas cannot be avoided, use low flammability species as indicated in the table above.

#### 1.2.1.1 Additional information for replanting

(1) When undertaking compensatory planting, the species being removed should ideally be the species that is replaced. Species that will have the best chance of survival are locally occurring native species which are determined by the underlying Regional Ecosystem.

(2) In addition to the trees and shrubs listed in Table 1, locally occurring native species can be determined using Regional Ecosystem maps, available on Council's Red-E-Map, and Council's Regional Ecosystem Database.

(3) Compensatory planting should incorporate both tree and shrub species. Locally native groundcover (low-growing or spreading plants which might include grass or sedge species or herbaceous plants) could also be incorporated to enhance biodiversity value. Where locally native groundcover is included, it is suggested that the area be replanted using the proportions:
(a) 20% trees;
(b) 40% shrubs; and,
(c) 40% groundcovers.

(4) Plant spacing should be at a density that will result in rapid canopy closure as this is effective and minimising weed growth. The South East Queensland Ecological Restoration Framework advises allowing for planting of trees and shrubs placed at 1.5m centres.

## 1.3 MINIMISING AND MITIGATING IMPACTS ASSOCIATED WITH DEVELOPMENT

(1) This section identifies the preferred approach to undertaking assessments, which may be required to demonstrate compliance with the performance outcomes in the Environmental Significance Overlay Code.

### 1.3.1 Information that Council may request

#### 1.3.1.1 Ecological Report

(1) An Ecological Assessment Report must be prepared by an ecologist with suitable experience[1] and provided to address the provisions of the Environmental Significance Overlay Code. For consistency and context it should also include any assessment required under Federal or State legislation (refer to section 1.7 of this planning scheme policy) or another relevant code of the City Plan.

(2) The Ecological Assessment Report should identify and describe the site's natural environmental features, and it's context in the surrounding and adjacent areas including:
(a) vegetation (including any weed infestations or potential for weed seed to be present in soil);
(b) fauna and habitat for fauna; and,
(c) any waterways or wetlands, including drainage lines (artificial or natural), where relevant.

(3) The level of detail in investigating these may vary, relative to the site and the development being proposed:

[1] Means a qualified ecologist with appropriate training and demonstrated experience in preparing ecological assessment reports within the South East Queensland region.

(a) For applications for vegetation clearing, it is necessary to provide details of the vegetation proposed to be cleared. It is recommended that this be provided in the form of an arborist report (refer to Planning Scheme Policy 2 – Section 4 for further information about Arborist reports).
(b) For applications that will affect fauna or habitat for fauna, this should include fauna surveys[2]
(c) For applications for small-scale development or operational works with limited capacity to adversely impact on environmental values or processes (at the site and adjoining area), it is sufficient to provide a basic assessment to complete the ecological assessment report (site visit and desktop assessment).
(d) For more complex applications or applications for large-scale development with potential for significant adverse impacts on environmental values or where development is located in particularly significant or sensitive areas, a more detailed ecological assessment, including flora and fauna surveys, is required.

(4) This assessment should also consider the broader context of the proposal, including but not limited to:
(a) safe fauna movement for all native fauna (throughout the proposed development, and with adjacent or nearby habitat); and,
(b) upstream and downstream water quality.

(5) The Ecological Assessment Report should then provide an assessment and justification of the proposed development, including an assessment of how the development will avoid, minimise and mitigate impacts on the identified environmental values. Guidance on development design is provided in section 1.3.2. Incorporating these suggestions is one way that an applicant might demonstrate compliance with some of the performance outcomes in the overlay code.

(6) A vegetation management plan and wildlife habitat management plan may be required to support the ecological assessment along with any other relevant site surveys and management plans (e.g. traffic), as determined by the values identified in the report.

#### 1.3.1.2 Vegetation Management Plan

(1) A vegetation management plan must clearly identify the vegetation to be retained on site and vegetation that is proposed to be cleared and should include:
(a) a tree management plan that demonstrates how retained trees are to be protected during construction (in accordance with Australian Standard 4970-2009 Protection of trees on development sites);
(b) details of the proposed landscaping and revegetation areas, including proposed species palettes and relevant ecosystem services that landscaping and revegetation is to provide (for example stormwater management or enhancing safe fauna movement); and,
(c) details of how weeds are to be managed on the site, by identifying any existing weed infestations and proposed actions to prevent weed incursion during construction, including consideration of any weed seed likely to be present in soil.

#### 1.3.1.3 Wildlife Habitat Management Plan

(1) A wildlife habitat management plan must be prepared by an ecologist with suitable experience[3] and should address the survival and ongoing access to habitat during construction and operation of the development. This plan should indicate the broad range of fauna expected on the site, the proposed site preparation and construction

[2] The Queensland Department of Environment and Science provides guidelines for undertaking terrestrial vertebrate fauna surveys. There are also targeted species survey guidelines. The guidelines include advice on how to address temporal variation in species abundance or presence/absence (i.e. day versus night and seasonal changes as well as between rainy years and drought years) to ensure robust data is collected. Refer to https://www.qld.gov.au/environment/plants-animals/biodiversity/vertebrate-survey
[3] Means a qualified ecologist with appropriate training and demonstrated experience in developing wildlife habitat management plans within the South East Queensland region.

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methods (e.g. how the vegetation is to be cleared), as well as a summary of future on-site operations and any expected constraints. The plan must:

(a) identify habitat trees, including standing trees with hollows, ground logs and bush rocks, to be retained wherever possible;
(b) clearly identify vegetation to be removed to ensure minimal disturbance to the existing native vegetation, including any significant understorey species identified in the ecological assessment report, or otherwise identified, for translocation prior to clearing operations commencing; and,
(c) details on how fauna will be managed during construction (for example, engaging an accredited spotter and ensuring clearing is undertaken sequentially).

### 1.3.2 Guidance for applicants

(1) This section provides additional guidance for applicants, summarising development design considerations to assist in meeting the performance outcomes of the Environmental Significance Overlay Code. The additional guidance in this section can also be used to inform the ecological assessment report, as outlined in the previous section.

(2) **Values to be protected:** The site's existing values and constraints should be identified and considered during development design (refer to previous section). The development design should then demonstrate how this design achieves the performance outcomes of the Environmental significance code.

(3) These values and constraints should be taken into consideration in determining the 'development footprint'. The development footprint is the extent of the development and the location of works, including any proposed services and facilities that are incidental to the development. This development footprint should:

(a) avoid the need to clear vegetation, in particular habitat for priority species, mature trees, vegetation that is part of a corridor, or that is part of a larger contiguous patch of vegetation, including vegetation mapped as MLES wildlife core and corridor habitat;
(b) avoid the need for excavation or fill works and,
(c) provide an appropriately sized buffer between development and areas of environmental significance. Further guidance on buffers is below in part 4(h).

(4) **Minimising and mitigating impacts:** Depending on the development being proposed, and the values and constraints that have been identified for protection, consideration should then be given to minimising and mitigating any impacts that may result from the development. These include:

(a) enhancement and landscaping planting should be directed to areas of environmental value or sensitivity, including riparian areas, to strengthen existing corridors or habitat (refer to section (5) below);
(b) pests[4] and weeds should be removed, and future incursions prevented;
(c) stormwater quality and volume should be managed, in accordance with the Healthy Waters Code;
(d) the location of new potential noise sources should be determined as part of the Ecological Assessment report, and noise abatement measures applied to ensure that noise is not directed into habitat areas or where fauna movement is provided for;
(e) artificial light should not be directed into habitat areas. Particular consideration should be given to flying fox roost sites migratory shorebird roost sites and turtle nesting areas:
    (i) Within 50m of flying fox roost sites (identified through the Ecological Assessment Report) artificial light should be limited, and mitigation measures (e.g. shielding) should be implemented.
    (ii) North Stradbroke Island - where development is in proximity to turtle

[4] Mainland suburbs of the Redland City local government area are mapped within the Fire Ant Biosecurity Zones. Fire-ant safe practices must be followed when working with organic materials, in accordance with the *Biosecurity Regulation 2016*. The fire ant biosecurity zone map is published by the Department of Agriculture and Fisheries on the Queensland Government's publications portal.

nesting sites on beaches in and around Point Lookout:

- within 1.5km - maintain a 'darkness zone' with no artificial light. This can be done by using 'low pressure sodium' (LPS) lights, using natural topography, vegetation and structures to shield the beach form light at turtle eye level, and by using directional lighting to directly light downwards and away from the beach;
- between 1.5km and 5km - measures should be taken to limit the amount of artificial light used, by confining lighting to essential purposes only, and using LPS lighting, avoiding decorative or ultraviolet lights, and designing directed and shielded lights;

(iii) (iii) Within 150m of migratory shorebirds roost site (identified through the Ecological Assessment Report) artificial light is to be limited, and mitigation measures (e.g. direct light downwards and away from roost, vegetation or artificial light screening) are to be implemented where development is within proximity to migratory shorebird roost sites.

(f) safe fauna movement should be provided for. This might include road treatments, exclusion fencing, funnelling fences and structures, underpass structures, lighting, speed limits and street signage. Refer to 'Fauna Sensitive Road Design; volume 1 and 2' (DTMR) for more specific guidance. Where fauna underpasses are proposed, they must be designed, constructed and furnished to facilitate the movement of target species (identified through the Ecological Assessment Report);

(g) for Koalas, the Koala-sensitive Design Guideline from the Queensland Department of Environment and Science (DES) provides guidance on appropriate measures to avoid and minimise impacts of development on koala movement;

(h) buffers may be used for a number of different reasons, for example to allow for fauna movement, to protect an existing habitat area, to protect a waterway or to protect adjacent land uses from impacts as a result of noise, light, vibration or other reason. The size of the buffer area will vary, depending on the type and scale of the development proposed, surrounding land uses and the existing natural features. The following should be used to guide the use of buffers:

(i) buffers around waterways should provide an appropriate distance to allow for a diversity of flora species and provide for wildlife corridors, as well as accounting for any natural variation to the waterway over time (refer to Waterways and Wetlands Overlay Code);

(ii) habitat areas being buffered should also include areas like grassland (e.g. coastal saltmarsh, claypans etc.) and foreshore areas;

(iii) buffers should be sufficient to direct native animals away from those parts of development that potentially pose a threat and provide an effective separation between the source of the threat and habitat and movement networks;

(iv) an effective width to minimise the edge effects[1] of weed infestation, pedestrian and vehicle access, fires, etc;

(v) separate habitat areas from sensitive land uses. For example, sensitive land uses (e.g. childcare centres, vet clinics and retirement villages) should be located at least 300m from flying fox roost sites;

(vi) measures should also be taken to protect identified areas of significance during the construction stage of any development, for example by ensuring safe fauna access to retained habitat in accordance with a wildlife habitat management plan (refer to section 1.3.1.3);

(5) **Corridors and enhancement planting:** Planting as part of a development could be undertaken as part of the site's landscaping, to enhance existing vegetation and habitat, or to replace habitat that was removed as part of the development. Applicants should consider at a minimum the following:

(a) Connections to other habitat areas is considered, either by enhancing identified MLES - wildlife core and corridor habitat areas[5] or by establishing other

[5] a commonly used term in ecology and related research and literature. In this context it is used to describe the impact of urban development adjoining habitat areas, and impacts that include things like physical disturbance to soil and

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ecological corridors.

(b) ensure weed management is also undertaken;

(c) If the assessment process has found the existing soil is suitable, this can include active management to encourage regrowth of native plants from the seedbank and rootstock that exist in the soil. This can be done by stockpiling topsoil on site and later spreading it in cleared, degraded or bare areas in accordance with the ecological assessment report, or as determined through site assessment, to encourage regeneration of native plants. Topsoil contains important seed bank and plant regeneration material that may be used for regeneration at low cost following its removal from construction areas. This method requires weed treatment as if the area is infested with weeds, then the topsoil will have a high presence of weed species in the seed bank. Any imported topsoil must be certified to be free of weeds, fire ants and phytophthora. Imported soil should also be tested for acidity and treated, if necessary, before delivery to the site;

(d) undertake replanting, by planting seedlings or tubestock and undertaking active management to nurture them through the first twelve months (unless otherwise specified through a condition on the development approval) until they are well established;

(e) use native plants identified in the Redland City Council Regional Ecosystem (RE) Species Database as being suitable to the location of the planting; and,

(f) The South East Queensland Ecological Restoration Framework provides additional guidance for restoration planting and regeneration works in its 'Guideline' section.

## 1.4 ENVIRONMENTAL OFFSETS FOR MLES

(1) This section sets out the standards called up in ~~AO17.1~~ AO18.1 in the Environmental Significance Overlay Code. These standards represent the acceptable outcome which meets the performance outcomes set out in the code.

### 1.4.1 Standards called up as acceptable outcomes

#### 1.4.1.1 ~~Relationship between~~ Offsets may be required for MLES and MSES

(1) In accordance with the *Queensland Environmental Offsets Act 2014* (the Offsets Act), offsets may be required for identified matters of state environmental significance (MSES) and for matters of local environmental significance (MLES).[6] Additional ~~G~~guidance on satisfying offset requirements for MSES can be found on the State government's offsets website.

(2) For the purposes of the Environmental Significance overlay, the matters mapped as MLES are outlined in section 1.6.

#### 1.4.1.2 Types of offsets

(1) Offsets may be provided in accordance with the Offsets Act as either:

(a) financial settlement (calculator provided on the Queensland Government's offsets website); or

(b) proponent-driven offset (comprising a land-based offset; and/or actions in a Direct Benefit Management Plan (DBMP))[7]

vegetation, increased weed and exotic species, reduced fauna diversity and increased vulnerability of fauna to predation, and the impacts from things like light and noise

[6] s14(2)(b) of the Environmental Offsets Act 2014 does not allow for an offset condition to be imposed on a prescribed environmental matter that is "the same, or substantially the same". Therefore, Redland City Council as the local authority cannot impose an offset where the MLES being impacted is the same prescribed environmental matter as the MSES listed in the State Planning Policy.

[7] the Offsets Policy provides that a DBMP cannot be used to offset a significant residual impact on koala habitat.

(2) Offsets can be delivered as a combination of these, and offsets can also be provided as a 'staged offset' where the offset conditions specify this option. Staged offsets may be appropriate where a development that has a series of parts, or 'stages', and it is appropriate to deliver offsets at each stage of the development. The Queensland Environmental Offsets Policy (Version 1.13) (the Offsets Policy) provides more detail on delivering staged offsets.

~~(3) Offsets for MLES are to be calculated on the basis of 1:3 (1 tree removed: 3 trees planted). The Queensland Government's offsets website has information on how this metric is to be calculated.~~

(3) The Offsets Policy allows for multipliers to be attributed, for example, through the local government planning instrument or via the offset condition. Local government has discretion to seek a financial settlement offset that is less than what is determined by the Financial Settlement Offset Calculation Methodology or web-based Financial Settlement Offset Calculator.

(4) Generally, offsets for MLES are to be calculated on the basis of 1:4 (e.g. 1 tree removed: 4 trees planted). The Queensland Government's offsets website has information on how this metric is to be calculated.

(5) Land based offsets are to be provided as close as practicably possible to the development site, within the Redland City local government area.

(6) Offset restoration works are to establish a restored ecosystem which:
a. incorporates assemblages of species replicating those in ecosystems being offset (as set out in Redland City Council's regional ecosystems species database and Appendix 1 of this policy), and taking into consideration local conditions to ensure survivability;
b. has the potential to recruit further species by natural means;
c. supports the same structure and function as ecosystems being offset; and
d. do not include exotic and invasive species.

### 1.4.1.3 Determining significant residual impact for MLES

(1) The State government's offsets policy (section 1.3) establishes a number of offsets principles and requires environmental impacts be avoided and then minimised before offsets can be considered for any remaining impact.

(2) Offsets are not always suitable. An application must comply with all of the performance outcomes in the environmental significance overlay code in order to comply. There may be instances where an offset is not sufficient to warrant approval.

(3) The ecological report (section 1.3.1.1 of this policy) should be used to demonstrate where environmental impacts have been avoided and minimised. It should also include details on the significant residual impact proposed to be offset.

(4) For the purposes on MLES – wildlife core and corridor habitat, development has a significant residual impact where it results in the clearing of any native vegetation.

(5) The following outlines the criteria to determine significant residual impact for other MLES. This reflects the State guidelines used to assess significant residual impacts on MSES, adapted to apply to MLES.

(6) An action will have a significant residual impact on MLES if the action is likely to:
(a) reduce the extent of the occurrence of a locally significant species;
(b) lead to a decrease in the size of the local population of a locally significant species;
(c) fragment an existing population for a locally significant species;
(d) result in genetically distinct populations forming as a result of habitat isolation;
(e) result in invasive species that are harmful to an endangered or vulnerable

species (locally significant) becoming established in the endangered or vulnerable species (locally significant) habitat ;
(f) introduce disease that may cause a locally significant species population to decline;
(g) interfere with the recovery of a locally significant species; or
(h) cause disruption to ecologically significant locations (breeding, feeding, nesting, migration or resting sites) of a locally significant species.

(7) On-site mitigation is not considered an offset under the Environmental Offsets Act 2014.

### 1.4.2 Information the Council may request

#### 1.4.2.1 Land based offsets management plan

(1) Where land based proponent driven offsets are proposed (either on private land or public land), a management plan is to be prepared which includes details (including costing) specifying:
(a) written agreement with the landowner (if relevant);
(b) how weeds and pests will be removed and prevented from re-infestation
(c) management actions to reduce risk from hazards (e.g. fire and flood);
(d) proposed maintenance periods;
(e) regular auditing and reporting to be undertaken by the undertaken by an ecologist with suitable experience[8] on behalf of the proponent;
(f) ongoing management arrangements once the offset is established and the site/land has been legally secured;
(g) time frames within which the offset is to reach the desired ecosystem species diversity and community structure; and
(h) the conservation outcome to be achieved and how the outcome will be determined or measured and by whom (should be an ecologist with suitable experience[9]).

[8] Means a qualified ecologist with appropriate training and demonstrated experience in developing land based offset management plans within the South East Queensland region.

### 1.4.3 Guidance for applicants

#### 1.4.3.1 General

(1) Details of proposed offsets must be included with a development application. The State government provides a series of forms that can also be used for MLES offsets to assist applicants to work through and enter into an agreement with Redland City Council, including how to deliver offsets.

#### 1.4.3.2 How to find a receiving site

(1) Once it has been determined by the applicant that there is a need for an offset, Council can assist in determining if a suitable receiving site is available. If an offset is not suitable or an offset site is not available, the proposal will need to be revised to reduce the level and/or area of impact or an alternative offset type provided.

(2) A Notice of Election will need to be prepared by the applicant which outlines how the offset is to be delivered and includes supporting information such as:
- (i) financial settlement details, and/or
- (ii) offset delivery plan
- (iii) offset area details (including how the offsets area is proposed to be secured in perpetuity)
- (iv) habitat quality details; and,
- (v) staged offset details (if relevant).

(3) The South East Queensland Ecological Restoration Framework provides further guidance relevant to the establishment of offset areas.

#### 1.4.3.3 More information

(1) The State government has already drafted a number of supporting documents to guide applicants in determining what offsets they might be required to provide, and how those offsets are to be provided. Below is a summary of this offset framework:

| Document | Summary |
|---|---|
| Environmental Offsets Act | Provides the framework for what an offset is and how it is to be delivered.<br>Identifies the legal security mechanisms that may be used for offsets including the new 'environmental offset protection area' designation<br>Establishes a head of power for the supporting regulation and offset policy |
| Environmental Offsets Regulation | Lists prescribed activities and prescribed environmental matters that may be subject to offset assessment requirements<br>Provides further detail on other Act provisions. |
| Environmental Offsets Policy (Version 1.13) | Provides requirements for impacts on prescribed environmental matters<br>Impacts on protected areas<br>Advanced offsets<br>Strategic offset investment corridors<br>Outlines the types of offset delivery<br>Describes direct benefit management plans |

| | |
|---|---|
| General guide for the Queensland Environmental Offsets Framework | Provides general assistance in interpreting and implementing the offsets framework. Includes an explanation of each step in the process and guidance on how to deliver an environmental offset. |
| Queensland Environmental Offsets Policy Significant Residual Impact Guideline | Provides criteria for determining 'significant impact' sorted by prescribed environmental matters. |
| Guide to determining terrestrial habitat quality | Provides a step-by-step methodology explaining how to measure habitat quality for land-based offsets. |

## 1.5 CLEARING

The tables of assessment in Section 5.10 'Environmental Significance overlay' make clearing assessable in certain circumstances. In some circumstances, a threshold is provided, and clearing below that threshold is not assessable development.

### 1.5.1 Guidance for applicants

(1) To calculate whether or not the application will trigger assessment against the Environmental Significance Overlay code, an applicant will need to calculate the area of vegetation being cleared. The area of vegetation being cleared may be a contiguous patch of vegetation, or a number of scattered trees, or a combination of both.

(2) If the development is over two or more property boundaries, the clearing thresholds apply to the whole development site, rather than applying to each individual property.

(3) The method to be used to calculate the clearing thresholds is the canopy cover method.

(4) The canopy cover method is based on measuring the canopy cover on an aerial photo using an appropriately calibrated GIS measuring tool and marking the canopy cover accurately on the ground.

(5) For clearing areas which approach the assessable clearing thresholds a licensed surveyor is to be engaged to accurately plot the area to be cleared.

(6) The area to be cleared relates to the extent of native vegetation. The planning scheme is concerned with the full canopy cover of the native vegetation whether or not exotic vegetation may co-exist within that area.

## 1.6 OVERLAY MAPPING AND DATA SOURCES

### 1.6.1 Guidance for applicants

(1) The Environmental Significance Overlay mapping in City Plan has been developed in accordance with the State Planning Policy 2017 (SPP).

### 1.6.2 Mapping Matters of State environmental significance (MSES)

(1) MSES was mapped in accordance with the State Government's Method for mapping

MSES for the SPP 2017 (2020, v6.01), using the latest available mapping layers Queensland Spatial Catalogue.

(2) Below is a summary of the SPP definition of MSES from the Method for mapping MSES for the SPP 2017 and the corresponding MSES layer/s used to create the MSES mapping in City Plan.

| **SPP definition** | **MSES layers** |
|---|---|
| **Conservation Areas** | |
| Protected areas (including all classes of protected area except coordinated areas) under the *Nature Conservation Act 1992*. | Protected areas:<br>a. Protected areas (estate).<br>b. Protected area (nature refuges).<br>c. Protected area (special wildlife reserves).<br><br>*Nature Conservation Act 1992* |
| 'Marine national park', conservation park', scientific research', preservation' or 'buffer' zones under the *Marine Parks Act 2004*. | Marine park (highly protected).<br><br>*Marine Parks Act 2004* |
| Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008. | Declared fish habitat area (A and B areas).<br><br>*Fisheries Act 1994* |
| A designated precinct, in a strategic environmental area under the Regional Planning Interests Regulation 2014, schedule 2, part , s15(3). | Strategic environmental area (designated precinct).<br><br>*Regional Planning Interests Act 2014.* |
| **Wetlands** | |
| Wetlands in a wetland protection area or wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environmental Protection (Water and Wetland Biodiversity) Policy 2019. | High Ecological Significance wetlands.<br><br>*Environmental Protection Act 1994* |
| Wetlands and watercourses in high ecological value waters identified in the Environmental Protection (Water and Wetland Biodiversity) Policy 2019, schedule 1. | Declared High ecological value waters:<br>a. High ecological value waters (wetland).<br>b. High ecological value waters (watercourse).<br><br>*Environmental Protection Act 1994* |
| **Wildlife habitat** | |
| Threatened wildlife under the *Nature Conservation Act 1992* and selected special least concern animals under the Nature Conservation (Wildlife) Regulation 2006. | Wildlife habitat:<br>a. Endangered or vulnerable wildlife.<br>b. Special least concern animal.<br>c. SEQ koala habitat area<br>i. Core.<br>ii. locally refined.<br><br>*Nature Conservation Act 1992* |
| **Regulation vegetation** | |
| Category B areas on the regulated vegetation management map, that are 'endangered' and 'of concern' regional ecosystems. | Regulated vegetation: Category B endangered and of concern. |
| Category C areas on the regulated vegetation management map that are 'endangered' and 'of concern' regional ecosystems. | Regulated vegetation: Category C endangered or of concern. |
| Category R areas on the regulated vegetation management map. | Regulated vegetation: Category R (GBR riverine) |
| Areas of essential habitat on the essential habitat map for an animal that is 'endangered wildlife' or 'vulnerable wildlife' | Regulated vegetation: Essential habitat. |

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| SPP definition | MSES layers |
|---|---|
| or a plant that is 'endangered wildlife' or 'vulnerable wildlife' wildlife prescribed as 'endangered wildlife' or 'vulnerable wildlife' under the *Nature Conservation Act 1992* | |
| Category A,B,C or R areas on the regulated vegetation map that are located within a defined distance from the defining banks of a relevant watercourse identified on the vegetation management watercourse and drainage feature map. | Regulated vegetation: Defined watercourse. |
| Category A,B,C,R areas that are located within 100 metres from the defining bank of a wetland identified on the vegetation management wetlands map. | Regulated vegetation: Wetland. |
| **Offsets** | |
| Offset areas legally secured under a covenant, conservation agreement or development approval condition. | Legally secured offsets<br>a. Legally secured offset area (offset register).<br>b. Legally secured offset area (regulated vegetation offsets)<br><br>*Environmental Offsets Act 2014* |

### 1.6.3 Mapping Matters of Local environmental significance (MLES)

(1) MLES mapping is based on the following specialist ecological studies:
- (a) Natural Environment Decision Support (NEDS) System: spatially identifies areas of conservation value across the City;
- (b) Wildlife Connections Plan 2018-2028: spatially identifies a network of core wildlife habitat and connecting wildlife corridor habitat across the City.

(2) MLES mapping has been split into the following two categories:
- (a) MLES – Wildlife Core and Corridor Habitat: includes native vegetation located in a core wildlife habitat or a wildlife corridor as mapped in the Wildlife Connections Plan in the urban footprint of the SEQ Regional Plan 2017.
- (b) MLES – Other: includes areas of mapped conservation value across the city that include:
  - (i) areas that form part of regional biodiversity corridors;
  - (ii) areas of biodiversity value, including:
    - intact areas with high ecological integrity containing may ecosystem functions that contribute to the City's ongoing biodiversity;
    - native vegetation that support ecological connections and interaction between intact areas of environmental significance;
    - areas that support a broad range of the City's flora and fauna species;
    - areas that support a broad representation of the City's ecosystems, all with their own different set of functions that contribute to the City's overall biodiversity;
    - areas that support ecological resilience, the capacity of an ecosystem to recover from or withstand disturbance from threatening processes (including climate change);
    - aquatic areas that are connected with other wetlands
  - (iii) areas of habitat for locally significant species (refer to 'locally significant species; in Appendix 1).

(3) Both MLES and MSES are dealt with in the same way in the Environmental Significance Code. However, offsetting requirements may differ (refer to section 1.4 of this planning scheme policy).

(4) Within urban areas[3] vegetation on lots less than 1000m$^2$ have not been mapped as

a MLES in the overlay, other than where the land is zoned for recreation and open space, conservation or environmental management.

(5) MLES – Wildlife Core and Corridor Habitat is mapped in the overlay where native vegetation is located in the core wildlife habitat and wildlife corridor habitat mapping of the Wildlife Connections Plan 2018-2028 and located in the urban footprint of the SEQ Regional Plan, excluding the following.
(a) the Priority Development Areas at Toondah Harbour and Wienam Creek;
(b) the Southern Moreton Bay Islands;
(c) the local planning areas of Kinross Road, South East Thornlands, South West Victoria Point and Southern Redland Bay (Shoreline);
(d) transport corridors (road and rail);
(e) private land less than 1000m$^2$;
(f) land included in the centre and industry zones of City Plan (except for the Waterfront and marine industry zone).

## 1.7 Other approvals to be considered

### 1.7.1 Guidance for applicants

(1) There are additional statutory approvals that may be required in order for a development to proceed. It is the applicants responsibility to determine what approvals are required.

### 1.4.3.4 Nature Conservation Act 1992 (QLD)

(1) Native wildlife in Queensland is also protected under the *Nature Conservation Act 1992* (NCA).

(2) Approvals that might be required depend on:
(a) The nature and purpose of the proposed activity
(b) The tenure of the property
(c) The species of wildlife that is concerned.
(d) One of the key permits or approvals that may be required under the NCA, relevant to development activities is the 'Species management program' – which must be obtained before tampering with an animal breeding place (e.g. birds nests or tree hollows).

### 1.4.3.5 Environmental Protection and Biodiversity Conservation Act 1999 (Cth)

(1) *The Environmental Protection and Biodiversity Conservation Act 1999* (EPBC) protects Matters of National Environmental Significance. One of these MNES values are "listed threatened species and ecological communities". An action will require approval if the action has, will have, or is likely to have a significant impact on a species listed in any of the following categories:

(a) extinct in the wild

(b) critically endangered

(c) endangered, or

(d) vulnerable.

(2) The koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) was listed as endangered on 12 February 2022.

(3) An action is likely to have a significant impact on a critically endangered or endangered species if there is a real chance or possibility that it will:

(a) lead to a long-term decrease in the size of a population

(b) reduce the area of occupancy of the species

(c) fragment an existing population into two or more populations

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(d) adversely affect habitat critical to the survival of a species

(e) disrupt the breeding cycle of a population

(f) modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline

(g) result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat

(h) introduce disease that may cause the species to decline, or

(i) interfere with the recovery of the species.

(4) Also note that the EPBC refers to 'population'. A 'population of a species' is defined under the EPBC Act as an occurrence of the species in a particular area. In relation to critically endangered, endangered or vulnerable threatened species, occurrences include but are not limited to:

(5) a geographically distinct regional population, or collection of local populations, or

(6) a population, or collection of local populations, that occurs within a particular bioregion.

(7) The listing of koala as 'endangered' has implications for development in areas that contain koala populations. The federal guidelines *Matters of National Environmental Significance Significant impact guidelines 1.1* include specific sections on 'urban development', and advise that:

(a) Proposed urban development for a housing subdivision or an industrial estate on an area which contains nationally listed threatened species (i.e. koala) is likely to be significant under the EPBC Act and should be referred to the minister.

(b) A proposed new road that would require clearing of native vegetation that contains nationally listed threatened species is likely to be significant under the EPBC Act and should be referred to the minister.

(c) Routine vegetation management to maintain existing roads would not normally be expected to have a significant impact on a matter of national environmental significance.

[3] Refer to the, section 1.7.3 of the planning scheme for a definition of the urban area.

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## Appendix 1 - Locally significant species

| Species ID | Species Number | Kingdom | Family | Scientific_ Name | Common Name | Type | Status | | | | RE habitat description | Non-RE habitat description | Non RE | Regional Ecosystems |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | EPBC Act | NC Act | Back On Track | Endemic | | | | |
| 484 | SP001 | Plant | Mimosaceae | *Acacia baueri subsp. baueri* | Tiny Wattle | flora | | V | H | | Low Dry to Moist Wallum Heath | | | 12.2.5,12.2.9,12.2.12,12.2.13,12.3.13,12.5.9 |
| 8 | SP002 | Animal | Accipitridae | *Accipiter novaehollandiae* | Grey/White Goshawk | fauna | | NT | | | Wooded habitats, sparse in region - concentrated on Mt Cotton - Sheldon | | | 12.11.10,12.11.3,12.3.1,12.11.23,12.5.2,12.2.5,12.11.5k,12.11.5e,12.3.3d,12.2.6,12.9-10.19a,12.11.3,12.11.5j,12.9-10.17d,12.2.8,12.3.11,12.5.3,12.11.3a,12.11.5a,12.11.23,12.9-10.4,12.3.11a,12.5.6c,12.9-10.17c |
| 12 | SP003 | Animal | Lycaenidae | *Acrodipsas illidgei* | Illidge's ant-blue butterfly | fauna | | V | C | | *Casuarina glauca* and adjacent mangrove areas | | | 12.1.1,12.2.5,12.2.6,12.2.7,12.2.8,12.2.9,12.2.10,12.3.1,12.3.5,12.3.6,12.3.11,12.5.2,12.5.3,12.9-10.4,12.11.3,12.11.23,12.12.14 |
| 13 | SP004 | Animal | Limnodynastidae | *Adelotus brevis* | Tusked Frog | fauna | | V | | | Waterways and temporary and permanent pools | | waterbody | 12.1.1,12.2.1,12.2.2,12.2.5,12.2.6,12.2.7,12.2.8,12.2.9,12.2.10,12.2.12,12.2.13,12.3.1,12.3.5,12.3.6,12.3.11,12.3.13,12.5.2,12.5.3,12.9-10.4,12.11.3,12.11.10,12.11.23,12.12.14 |
| 611 | SP005 | Plant | Blandfordiaceae | *Blandfordia grandiflora* | Large Christmas Bell | flora | | E | H | | Moist to Wet Wallum Heath | | | 12.2.12,12.3.13 |
| 66 | SP006 | Animal | Cacatuidae | *Calyptorhynchus lathami* | Glossy Black Cockatoo | fauna | E | V | | | *Allocasuarina spp.* and *C. glauca* | | | 12.1.1,12.2.5,12.2.6,12.2.7,12.2.8,12.2.10,12.3.1,12.3.5,12.3.6,12.3.11,12.5.2,12.5.3,12.9-10.4,12.11.3,12.11.23,12.12.14 |
| 2081 | SP007 | Animal | Charopidae | *Charopid BR38* | A Land Snail | fauna | | | | X | Eucalypt forest to Woodland containing *Eucalyptus racemosa* on Coastal Sands | | | 12.2.10,12.2.6,12.2.8,12.2.1 |
| 723 | SP008 | Plant | Sparrmanniaceae | *Corchorus cunninghamii* | Native jute or Cunninghams jute | flora | E | E | | | Margins of Rainforest and Tall Eucalypt Forest | | | 12.11.10,12.11.3,12.11.5,12.11.2 |
| 120 | SP009 | Animal | Myobatrachidae | *Crinia tinnula* | Wallum Froglet | fauna | | V | H | | Acid swamps and depressions | | | 12.2.5,12.2.7,12.2.9,12.2.10,12.2.12,12.2.15,12.3.5,12.3.6,12.5.10 |
| 846 | SP010 | Plant | Rubiaceae | *Durringtonia paludosa* | Durringtonia | flora | | N | C | | Wet Wallum Heath and on Margins of Swamp Sclerophyll Forest E. robusta | | | 12.2.5,12.2.7,12.2.12,12.2.15,12.3.4 |
| 861 | SP011 | Plant | Cyperaceae | *Eleocharis difformis* | Submerged Spikerush | flora | | E | | X | Submerged aquatic plant in Perched and Window Lakes restricted to Lacustrene wetlands 12.2.15a and 12.2.15f | | | 12.2.15,12.2.15a,12.2.15f |
| 470 | SP012 | Animal | Ciconiidae | *Ephippiorhynchus asiaticus* | Black-necked Stork | fauna | | NT | | | Wetlands, rare visitor | | | 12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9 |
| 51 | SP013 | Animal | Burhinidae | *Esacus magnirostris* | Beach Stone Curlew | fauna | | V | H | | Dunes, beaches | | beach | 12.2.14,12.2.16,12.2.9,12.2.10,12.2.13,12.2.7 |
| 955 | SP014 | Plant | Orchidaceae | *Genoplesium sp. (Raby Bay J.Elsol AQ462423)* | Raby Bay Midge Orchid | flora | | | | X | Eucalypt forest to Woodland containing *Eucalyptus racemosa* | | | 12.5.3,12.9-10.4,12.11.5j,12.12.14 |
| 2082 | SP015 | Animal | Charopidae | *Gyrocochlea myora* | Myora Springs Snail | fauna | | | | X | Moist Coastal Forests including Littoral Rainforest | | | 12.2.6 |

| Species ID | Species Number | Kingdom | Family | Scientific_ Name | Common_ Name | Type | Status | | | | RE habitat description | Non-RE habitat description | Non RE | Regional Ecosystems |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | EPBC Act | NC Act | Back On Track | Endemic | | | | |
| 203 | SP016 | Animal | Haematopodidae | *Haematopus fuliginosus* | Sooty Oystercathcer | fauna | | NT | | | Rocky coasts, coarse beaches | | beach | 12.2.14,12.12.19 |
| 393 | SP017 | Animal | Rallidae | *Lewinia pectoralis* | Lewin's Rail | fauna | | NT | | | Riparian - with cover | | | 12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9,12.3.1,12.3.11a |
| 2083 | SP018 | Animal | Hylidae | *Litoria cooloolensis* | Cooloola Sedgefrog | fauna | | NT | | | Sandy coastal freshwater lakes and stream - North Stradbroke Island | | | 12.2.1,12.2.7,12.2.15 |
| 2084 | SP019 | Animal | Hylidae | *Litoria freycineti* | Freycinet's Frog | fauna | | V | | | Open, vegetated coastal swamps and depressions | | | 12.2.2,12.2.5,12.2.7,12.2.12,12.2.13,12.2.15,12.3.5,12.3.6,12.3.13,12.5.9,12.9-10.22 |
| 2085 | SP020 | Animal | Hylidae | *Litoria olongburensis* | Wallum Sedge Frog | fauna | V | V | | | Wallum sedgelands subject to inundation | | | 12.2.5,12.2.7,12.2.12,12.2.15 |
| 1861 | SP021 | Animal | Accipitridae | *Lophoictinia isura* | Square-tailed Kite | fauna | | NT | | | Eucalypt woodland and open forest, rare and breeding in area | | | 12.1.1,12.2.1,12.2.2,12.2.5,12.2.6,12.2.7,12.2.8,12.2.10,12.3.1,12.3.5,12.3.6,12.3.11,12.5.2,12.5.3,12.9-10.4,12.11.3,12.11.10,12.11.23,12.12.14 |
| 1135 | SP022 | Plant | Proteaceae | *Macadamia integrifolia* | Macadamia | flora | V | V | | | Dry Rainforests and Riparian Forests | | | 12.3.1,12.11.3,12.11.10 |
| 1136 | SP023 | Plant | Proteaceae | *Macadamia tetraphylla* | Rough Shelled Macadamia | flora | V | V | | | Rainforests and Riparian Forests | | | 12.11.10,12.3.1 |
| 2086 | SP024 | Plant | Apocynaceae | *Marsdenia coronata* | Slender Milk Vine | flora | V | V | | | Eucalypt Forests to Woodlands and Rainforest Margins Particularly associated with *Lophostemon confertus* in Whipstick Growth Habit | | | 12.3.11,12.11.3,12.11.10,12.11.5e |
| 2087 | SP025 | Plant | Apocynaceae | *Marsdenia longiloba* | Clear Milk Vine | flora | V | V | | | Moist Tall Open Forest and rainforest margins | | | 12.11.10,12.11.3,12.11.23,12.3.8,12.3.2 |
| 2088 | SP026 | Plant | Juncaginaceae | *Maundia triglochinoides* | Maundia | flora | | V | | | Wetlands including Paperbark Swamps Found at Karawatha and Woodford | Wetland Mapping including Non Rem but only good quality so not used in waterbody designation | | 12.2.5a,12.2.7,12.3.5,12.3.5a,12.3.6 |
| 1557 | SP027 | Plant | Myrtaceae | *Melaleuca irbyana* | Swamp Tea-tree | flora | | E | H | | Woodland to Open forests on plains to riparian areas particularly on sedimentary soils LZ 10 | | | 12.3.3,12.3.6,12.9-10.19a,12.9-10.17c |

| Species ID | Species Number | Kingdom | Family | Scientific_ Name | Common_ Name | Type | Status | | | | RE habitat description | Non-RE habitat description | Non RE | Regional Ecosystems |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | EPBC Act | NC Act | Back On Track | Endemic | | | | |
| 2089 | SP028 | Animal | Meliphagidae | *Melithreptus gularis* | Black-chinned Honeyeater | fauna | | NT | | | Eucalypt woodland and open forest, occasional visitor | | | 12.2.5,12.2.6,12.2.8,12.3.3d,12.3.11,12.3.11a,12.5.2,12.5.3,12.5.6c,12.9-10.4,12.9-10.17c,12.9-10.17d,12.9-10.19,12.11.3,12.11.5a,12.11.5e,12.11.5h,12.11.5k,12.11.23,12.12.14 |
| 2090 | SP029 | Animal | Percichthyidae | *Nannoperca oxleyana* | Oxleyan Pygmy Perch | fauna | E | V | C | | Pristine watercourses in wallum | | | 12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9,12.3.1,12.3.11a |
| 2091 | SP030 | Animal | Anatidae | *Nettapus coromandelianus* | Cotton Pigmy Goose | fauna | | NT | | | Wetlands, occasional | | | 12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9 |
| 1551 | SP031 | Animal | Strigidae | *Ninox strenua* | Powerful Owl | fauna | | V | | | Larger bushland areas containing patches of moderately dense cover | | | 12.1.1,12.2.1,12.2.2,12.2.5,12.2.7,12.2.8,12.3.1,12.3.5,12.3.11,12.5.3,12.9-10.4,12.11.3,12.11.10,12.11.23 |
| 300 | SP032 | Animal | Scolopacidae | *Numenius madagascariensis* | Eastern Curlew | fauna | | NT | | | Mudflats | | intertidal_ flat | 12.1.2,12.1.3 |
| 1198 | SP033 | Plant | Asteraceae | *Olearia hygrophila* | Swamp Daisy | flora | E | E | | X | Wet Wallum Heath and on Margins of Swamp Sclerophyll Forest *E. robusta* | | | 12.2.7,12.3.4 |
| 2092 | SP034 | Animal | Papilionidae | *Ornithoptera richmondia* | Richmond Birdwing Butterfly | fauna | | V | H | | Rainforest associated with *Pararistolochia praevenosa* | | | 12.11.10,12.3.1 |
| 2022 | SP035 | Plant | Polygonaceae | *Persicaria elatior* | Glandular Knotweed | flora | V | V | | | Wetlands and Swamp Forests | Wetland Mapping including Non Rem | | 12.2.15,12.3.4,12.3.5,12.3.6,12.3.8 |
| 1260 | SP036 | Plant | Orchidaceae | *Phaius australis* | Southern Swamp Orchid | flora | E | E | C | | Swamp Forests especially those with rainforest elements in understorey where fires are less intense | | | 12.2.5,12.2.7 |
| 1261 | SP037 | Plant | Orchidaceae | *Phaius bernaysii* | Yellow Swamp Orchid | flora | E | E | C | X | Swamp Forests especially those with rainforest elements in understorey where fires are less intense | | | 12.2.7,12.3.4,12.3.5 |
| 2033 | SP039 | Plant | Orchidaceae | *Prasophyllum exilis* | Thin Leek Orchid | flora | | NT | | | Wallum Heath | | | 12.2.12,12.3.13,12.2.9,12.2.10,12.2.6 |
| 403 | SP040 | Animal | Rostratulidae | *Rostratula australis* | Australian Painted Snipe | fauna | V | V | | | Wetland edges, edge vegetation | | | 12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9 |
| 1397 | SP041 | Plant | Cyperaceae | *Schoenus scabripes* | Rough Bog Sedge | flora | | NT | | | Wallum Heath to Woodland and Wet Wallum | | | 12.2.12,12.2.15,12.3.5,12.3.13 |
| 418 | SP042 | Animal | Laridae | *Sternula albifrons* | Little Tern | fauna | | E | H | | None | Sand banks | sandbank | |
| 425 | SP043 | Animal | Anatidae | *Stictonetta naevosa* | Freckled Duck | fauna | | NT | | | Wetlands, rare visitor | | | 12.1.1,12.1.2,12.1.3,12.2.12,12.2.15,12.2.15f,12.2.5,12.2.5a,12.2.7,12.3.11,12.3.13,12.3.5,12.3.6,12.3.8,12.5.9 |

| Species ID | Species Number | Kingdom | Family | Scientific_ Name | Common_ Name | Type | Status | | | | RE habitat description | Non-RE habitat description | Non RE | Regional Ecosystems |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | EPBC Act | NC Act | Back On Track | Endemic | | | | |
| 1465 | SP044 | Plant | Thelypteridaceae | *Thelypteris confluens* | Marsh Fern | flora | | V | | | Swamps and Wetlands in Coastal Dunes | | | 12.2.15 |
| 2094 | SP045 | Plant | Santalaceae | *Thesium australe* | Austral Toadflax | flora | V | V | | | Grasslands Woodlands and Forests associated with Themeda triandra as it parasitises the roots of this grass | | | 12.12.19,12.3.11,12.5.2 |
| 462 | SP046 | Animal | Tytonidae | *Tyto tenebricosa* | Greater Sooty Owl | fauna | | NT | | | Closed forests | | | 12.2.1,12.2.2,12.3.1,12.11.10 |
| 471 | SP047 | Animal | Muridae | *Xeromys myoides* | False water rat | fauna | V | V | C | | Tidal areas away from human habitation | | | 12.1.1,12.1.2,12.1.3,12.2.5,12.2.6,12.2.7,12.2.8,12.2.9,12.2.10,12.2.12,12.2.13,12.2.15,12.3.1,12.3.5,12.3.6,12.3.8,12.3.11,12.3.13,12.5.2,12.5.3,12.5.9,12.9-10.4,12.11.3,12.11.23,12.12.14,12.12.19 |
| 2095 | SP048 | Plant | Orchidaceae | *Pterostylis chaetophora* | Bug Lipped Greenhood Orchid | flora | | E | | | Grassy and shrubby areas in open forest and woodland known from Cedar Ck Falls Near Mt Tamborine and Coochiemudlo Is | | | 12.5.3 |

# APPENDIX 2

## Planning Scheme Policy 1 Environmental Significance Terms and Definitions

### 1.7 TERMS AND DEFINITIONS

(1) This part provides a list of terms, including definitions and guidance on how to interpret and apply these terms, that relate to the natural environment and are used in the City Plan generally, and more specifically in the:
   a. Environmental significance overlay code
   b. Waterway corridors and wetlands overlay code, and
   c. Healthy waters code

(2) The following hierarchy has been applied in providing definitions for terms (including scientific and technical terms) used in these codes:
   a. Where a statutory definition exists, as set out by current State legislation, this is the definition that is applied. If no State statutory definition exists; then
   b. Where a Commonwealth statutory definition exists (i.e. *Environmental Protection and Biodiversity Conservation Act 1999)*, that definition is applied; or
   c. If there is no statutory definition, the definition is based on either the ordinary meaning of the term, or a definition supported by relevant academic research and application.

(3) In accordance with legal principle,[5] terms used in planning schemes are taken to have their natural and ordinary meaning, in the context of development occurring subject to the relevant zone and any applicable overlays.

## 1.1 Table 1. Terms and definitions

| Term | Definition |
|---|---|
| Aquatic habitat | The biophysical medium or media within the waterway or wetland that:<br>(a) is occupied (continuously, periodically or occasionally) by an organism or group of organisms; or<br>(b) was once occupied (continuously, periodically or occasionally) by an organism, or group of organisms, and into which organisms of that kind have the potential to be reintroduced.<br>This encompasses the banks, snags, rocks, channels, substrates, riffles, macrophytes and riparian vegetation. |
| Bank and bed stabilisation measures | *Bed and banks* of a waterway, means the land that is normally covered by the waterway, whether permanently or intermittently, regardless of frequency, but does not include adjoining land from time to time covered in flood events.<br>*Stabilisation measures* encompass activities within and adjacent to a waterway for rehabilitation or the mitigation of impacts. Activities include such works as:<br>• Excavation and filling<br>• Removing debris<br>• Revegetation<br>• Removing or redistributing sediment. |
| Bank erosion | The accelerated wearing away of a stream bank, caused by factors such as the destruction of riparian vegetation, clearing within the catchment, extractive activities, stream straightening or redirection of streams around infrastructure, changes to drainage, and weather events.<br>Note: waterways are dynamic systems and natural bank erosion will occur. The generally accepted standard for determining whether erosion is a natural process is if it occurs slowly and imperceptibly. |

[5] *Boral Resources (QLD) Pty Ltd v Gold Coast City Council* [2017] QPEC 023.

| Term | Definition |
|---|---|
| Bank slumping | The mass failure of the bank material because:<br>• the waterway bed deepened at the toe of the bank, resulting in the bank becoming unstable and slumping into the waterway under its own weight (or under some surcharge weight on the top of the bank)<br>• high pore water pressure in the bank material was not balanced by adjacent hydrostatic pressures, causing the structure of the bank material to weaken and slump into the waterway.<br>Slumping is often caused by high velocity stream flows made worse by land and vegetation clearing within the catchment, rapid draw down, and the removal of riparian vegetation. |
| Biodiversity | Means 'biological diversity', which is the natural diversity of native wildlife, together with the environmental conditions necessary for their survival, and includes—<br>(a) regional diversity, that is, the diversity of the landscape components of a region and the functional relationships that affect environmental conditions within ecosystems; and<br>(b) ecosystem diversity, that is, the diversity of the different types of communities formed by living organisms and the relations between them; and<br>(c) species diversity, that is, the diversity of species; and<br>(d) genetic diversity, that is, the diversity of genes within each species. |
| Connections or Connectivity | The characteristic of, or suitability for, being connected. |
| Continuous ecological corridor | Unbroken and diversely structured habitat which facilitates wildlife movement. |
| Degradation | The state of being degraded; a state of degeneration. |
| Disturbance | The act of disturbing or state of being disturbed. |
| Drainage channels | A linear, generally sinuous open depression, comprising of a bed and banks which is in parts eroded, excavated, or built up by channelled stream flow, through which runoff drains to receiving waters. |
| Drainage patterns | System by which water moves across and through the land, influenced by topography and geology. |
| Ecological integrity | The ability of the natural ecosystem to support and maintain ecological structure and function. |
| Ecological processes | Processes including, but not limited to, the following:<br>• Hydrological processes<br>• Soil development<br>• Nutrient cycling<br>• Decomposition and cycling of organic matter<br>• Pollination and seed production<br>• Seed dispersal<br>• Predator-prey relationships<br>• Germination and recruitment of species<br>• The carbon cycle and stability of atmospheric carbon<br>• Habitats for flora and fauna (such as particular regional ecosystems, logs, rocks, debris, leaf litter, nectar, hollow bearing trees, food and shelter). |

| Term | Definition |
|---|---|
| Edge effects | The negative effects on wildlife and natural environments, caused by urbanisation and due to edge contrast, which is defined as being the compositional or structural difference between adjacent ecosystems at either side of the boundary. High contrast, and higher risk edges are often formed with urban development such as roads, residential areas, and commercial or industrial developments. |
| ~~Endemic native species~~ | ~~Flora or fauna native to a locality.~~ |
| Environmental values | A quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation, for example, under the *Environmental Protection (Water) Policy 2009*. |
| Erosion | The process of eroding or being eroded by wind, water or other natural agents. |
| Existing channel | A channel, including the bed and banks of a river, stream, creek or gully, occurring in a specified location and/or under specific conditions. |
| Flow regime | The natural variability in timing, frequency, duration, extent and depth of a waterway. |
| Geomorphological processes | Processes that influence and induce landforms including, for example, erosion, flooding, tides, wind. |
| Groundwater | Water that occurs naturally in, or is introduced artificially into, an aquifer. |
| Groundwater recharge | The vertical transfer of water from the water table to the groundwater table. |
| ~~Habitat~~ | ~~The native environment or kind of place where a given animal or plant naturally lives or grows, including areas not presently occupied by a given animal or plant.~~ |
| Habitat condition | The state of health of the habitat. |
| Habitat fragmentation | The act or process of fragmenting (a part broken off or detached) of habitat. |
| Habitat or wildlife resilience | The capacity of an organism, habitat and/or system (an ecological value) to recover from, or adapt to, natural and anthropogenic impacts. |
| Healthy water temperature | This should be determined, for the subject waterway, in accordance with the Queensland Water Quality Guidelines and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (Australian and New Zealand Environment and Conservation Council – ANZECC, 2000). |
| Hydrological processes | Hydrological processes include:<br>• surface water flows off the catchment into wetland pools and estuaries<br>• groundwater-surface water exchange<br>• high tides, storm surge, floods, run-off events connecting wetland pools to estuaries<br>• crab burrows altering water flows<br>• evapotranspiration from vegetation<br>• evaporation from waterbodies<br>• precipitation<br>• tides – including spring and neap<br>• freshwater and marine water exchange in estuaries. |

| Term | Definition |
|---|---|
| Key species | A species or essential habitat listed under the:<br>• *Nature Conservation Act 1992*<br>• *Vegetation Management Act 1999*<br>• *Environment Protection and Biodiversity Conservation Act 1999*<br>• International Union for the Conservation of Nature (IUCN) Red List of Threatened Species. |
| Large woody debris | Trees, branches, logs and sticks that fall into wetlands/waterways.<br>Large woody debris provides habitat, inputs nutrients into waterways, provides cover and acts as a substrate for diatoms and algae. |
| Movement | The act or process or result of moving.<br>For the purposes of City Plan, this does not include wildlife movement that is regulated to ensure appropriate protections and measures are implemented and enforced when native and exotic wildlife is required to be moved. |
| Native species | Means a species:<br>(a) that is indigenous to Australia or an external Territory; or<br>(b) that is indigenous to the seabed of the coastal sea of Australia or an external Territory; or<br>(c) that is indigenous to the continental shelf; or<br>(d) that is indigenous to the exclusive economic zone; or<br>(e) members of which periodically or occasionally visit:<br>i. Australia or an external Territory; or<br>ii. the exclusive economic zone; or<br>(f) that was present in Australia or an external Territory before 1400. |
| Natural filtration | The removal of sediments and other pollutants from water.<br>Natural filtration of sediments in overland flow is performed by 'soft' surfaces (soil, grass) and various types of vegetation, for example, riparian vegetation, vegetation buffers, mangroves.<br>'Natural filtration' is achieved by retaining or reinstating natural sediment and erosion control measures, such as riparian vegetation, vegetation buffers, and natural ground surfaces (soil, grass). |
| Natural landform | A natural geographical feature or shape that appears on the Earth's surface, including plains, rises, low hills, plateaus, mountains, ranges, streams, lakes, swamps, wetlands, valleys and dunes. |
| Natural lateral and longitudinal movement | The natural meanders of a waterway, including its side channels (longitudinal connectivity) and flood plains and wetlands (lateral connectivity). Natural movement includes changes to the stream, its channels, floodplains and wetlands through erosion and sedimentation. Changes in the natural meanders of waterways can be accelerated by practices such as dredging, vegetation clearing, snagging and straightening, and by development in the vicinity of the waterway, which increases hard surfaces. |
| Normal gene flow | The regular, usual, and natural transfer of genes from one population to another of the same species, as by migration, seed dispersal, seasonal interbreeding, etc. |
| Off-site | External to the site the subject of the development application. |
| On-site | Located or done at the site the subject of the development application. |

| Term | Definition |
|---|---|
| Overland flow | Means water, including floodwater, that is urban stormwater or is other water flowing over land, otherwise than in a watercourse or lake—<br>(a) after having fallen as rain or in any other way; or<br>(b) after rising to the surface naturally from underground.<br><br>Overland flow water does not include—<br>(a) water that has naturally infiltrated the soil in normal farming operations, including infiltration that has occurred in farming activity such as clearing, replanting and broadacre ploughing; or<br>(b) tailwater from irrigation if the tailwater recycling meets best practice requirements; or<br>(c) water collected from roofs for rainwater tanks. |
| Recharge | The entry into the saturated zone of water made available at the water table surface, together with the associated flow away from the water table within the saturated zone. |
| Recreational function | Primary recreational function: activity using full body contact with the water, for example, swimming, diving, surfing, water skiing, windsurfing.<br>Secondary recreational function: activity in which there is contact other than full body contact with the water, for example, boating, fishing.<br>Visual recreational function: viewing the water without contact with it. |
| Refuges | Retained habitat that is a place of shelter, protection or safety. |
| Riparian | Relating to or situated on the banks of a waterway. |
| Riparian buffer | The area of riparian vegetation on each side of a waterway, which:<br>• slows the velocity of overland flow<br>• facilitates infiltration<br>• filters overland flow<br>• provides organic matter<br>• provides shade<br>• stabilises land and the banks of waterways<br>• provides habitat. |
| Riparian vegetation | Vegetation that lines a waterway and is the interface between land and the body of water. |
| Risk | The chance of injury or loss |
| Runoff | That part of water which is not lost to infiltration, evaporation, transpiration or depression storage. |
| Sediment concentration | Also known as sediment load - the volume of a pollutant in water. |
| Sediment treatment train | A succession of devices/systems for the removal of mineral or organic matter in runoff. |
| Sedimentation | The deposition or accumulation of sediment. |
| Stable geomorphological conditions | To reinstate stable geomorphological conditions means to reinstate the original landform. |
| Stable hydrological conditions | The maintenance or resistance to change of the distribution and dynamics of water and water quality. |

| Term | Definition |
|---|---|
| Stepping stone patches | Corridors of isolated patches of habitat that, while not physically connected, are functionally connected, allowing movement between larger patches.<br>Stepping stones of suitable habitat enhance connectivity in developed landscapes for species able to make short movements through disturbed environments. Stepping stones may be natural patches, such as wetlands or patches of rainforest within drier forests or they may be small remnant patches of vegetation in a developed landscape. Scattered trees or patches of habitat are the most recognised form of stepping stones and are important to native fauna for movement, shelter, foraging habitat and nesting resources, especially in urban areas. |
| Stormwater devices | Includes any device referred to in the Queensland Urban Drainage Manual (QUDM) and current Water by Design resources and Guidelines, and any device approved by Council for use in a proposed development. |
| Stream condition | The overall state of health of a waterway, based on an assessment of hydrology, water quality, its streamside zone, physical form and aquatic life. |
| Stream integrity | The ability of the natural ecosystem to support and maintain ecological structure and function. |
| Turbidity | The cloudiness of water caused by the presence of fine suspended matter. |
| Waterway | A waterway that is identified in the City Plan Waterway corridors and wetlands mapping (stream orders 3 or greater). |
| Waterway | Includes a river, creek, stream, watercourse or inlet of the sea |
| Wetland | Areas of permanent or periodic/intermittent inundation, whether natural or artificial, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres. To be a wetland the area must have one or more of the following attributes:<br>• At least periodically the land supports plants or animals that are adapted to and dependent on living in wet conditions for at least part of their life cycle<br>• The substratum is predominantly undrained soils that are saturated, flooded or ponded long enough to develop anaerobic conditions in the upper layers<br>• The substratum is not soil and is saturated with water, or covered by water at some time.<br>Examples of what constitutes a wetland may be found at: https://wetlandinfo.ehp.qld.gov.au/wetlands/what-are-wetlands/definitions-classification/wetland-definition.html |
| Wildlife | Any taxon or species of an animal, plant, protista, procaryote or virus. |
| Wildlife corridor | A wildlife corridor that is identified in the Wildlife Connections Plan 2018-2028 that includes the following five wildlife corridor categories:<br>• Established corridors;<br>• Regional Riparian corridors;<br>• Coastal Foreshore corridors;<br>• Enhancement corridors;<br>• Stepping Stone corridors. |
| Wildlife dispersal | The gradual spread of a species and subsequent adaptations to a new environment. |

## 1.2 Table 2. Guidance on interpreting qualitative terms

| Term | Expected interpretation |
|---|---|
| Adversely impact | *Adversely* - antagonistic in purpose or effect; against the interests of<br>*Impact* - The influence or effect of an action. Impact is not confined to direct physical impacts; it includes effects for which it can be readily said that they are a consequence of the action. |
| Avoid | To keep away from; keep clear of; evade |
| Avoid worsening | *Worsening* - to make or become worse |
| Effectively stabilised | *Stabilise* - is to make something stable.<br>*Effectively* - adds the condition that the stabilisation measure produces the intended or expected result. |
| Enhance | To raise to a higher degree; intensify; magnify |
| Functionality | The purpose designed to be fulfilled by a device, tool, machine, etc |
| Incorporates opportunities | *Incorporate* - to put into a body or mass as an integral part or parts<br>*Opportunities* - an appropriate or favourable time or occasion |
| Maintain or maintained | To keep in existence; preserve; retain; to keep in a specified state |
| Maximises opportunities | *Maximise* - to increase to the greatest possible amount or degree<br>*Opportunities* - an appropriate or favourable time or occasion |
| Minimise | To reduce to the smallest possible amount or degree |
| Minimise impact | To reduce an impact to the smallest possible amount or degree.<br>Where a mitigation measure is proposed that does not reduce an impact to the greatest extent possible, that measure is unacceptable. |
| Not inhibited or made less safe | Development does not constrain the movement of flora and fauna, and provides for the safe and natural distribution of species between habitat areas and populations |
| Protect | To defend or guard, cover or shield from injury or danger |
| Reduce the utility | The state or character of being useful.<br>For the purposes of PO 7 of the Healthy Waters Code, it means that stormwater devices must not displace recreational or ecological uses within that space. |
| Reduction | The state of being reduced; the amount by which something is reduced or diminished |
| Reinstate | To put back or establish again, in a former position or state |
| Replicate or complement the composition [of the habitat] | *Replicate* - to be or make a replica of; to repeat<br>*Complement* - that which completes or makes perfect |
| Restore | Bring back to a former, original, normal or unimpaired condition |
| Significant | Important, notable or of consequence, having regard to its context and intensity |
| Substantial fragmentation | The act or process of fragmenting (a part broken off or detached) that is material, or of an ample or considerable amount, quantity or size. |

| Term | Expected interpretation |
|---|---|
| Support | To maintain by supplying with things necessary to existence; provide for |
| Undertaken in a manner | In the context of PO ~~17~~18 of the Environmental Significance Overlay Code, where clearing occurs, it is sequenced and executed to enable fauna to vacate affected land. |

## 15.2 RAL23/0058 RECONFIGURING A LOT 1 INTO 2 AT 2-4 RIDGE PLACE, REDLAND BAY

**Objective Reference:** **A7813802**

**Authorising Officer:** **Louise Rusan, General Manager Community & Customer Services**

**Responsible Officer:** **Michael Anderson, Acting Group Manager City Planning & Assessment**

**Report Author:** **Matthew Masotti, Planning Officer**

**Attachments:**

1. **Proposal Plan** ⇩
2. **Site and Locality Plan** ⇩
3. **Reasons for Refusal** ⇩
4. **Conditions of Approval** ⇩

### PURPOSE

To decide this application seeking a development permit for reconfiguring a lot. This matter has been referred to a General Meeting of Council for determination at the request of the divisional Councillor.

### BACKGROUND

Council has received an application on land at 2-4 Ridge Place, Redland Bay, seeking a development permit for reconfiguring a lot one into two (refer to proposed plans within Attachment 1).

The owner of the property and applicant is Russell Patrick, care of Bartley Burns.

The application should be decided by 11 October 2023, in accordance with the *Planning Act 2016* (PAct). Should the decision not be made by that date, the applicant may seek a deemed approval.

The assessment of the application has occurred in line with the assessment framework outlined in the PAct. The key issues identified in the assessment are:

- Lot size and density
- Environmental significance overlay
- Bushfire hazard
- Infrastructure
- Street trees

### ISSUES

#### Proposal

A summary of the development and proposal plan are provided below (Table 1 and Figure 1).

| Proposed Lot Number | Summary |
|---|---|
| Proposed Lot 10 | • Lot size 1498m$^2$<br>• Retain existing dwelling house and domestic outbuildings<br>• Retain existing crossovers to Ridge Place and Timberland Street |
| Proposed Lot 11 | • Lot size 505m$^2$ |

***Table 1: Summary of development***

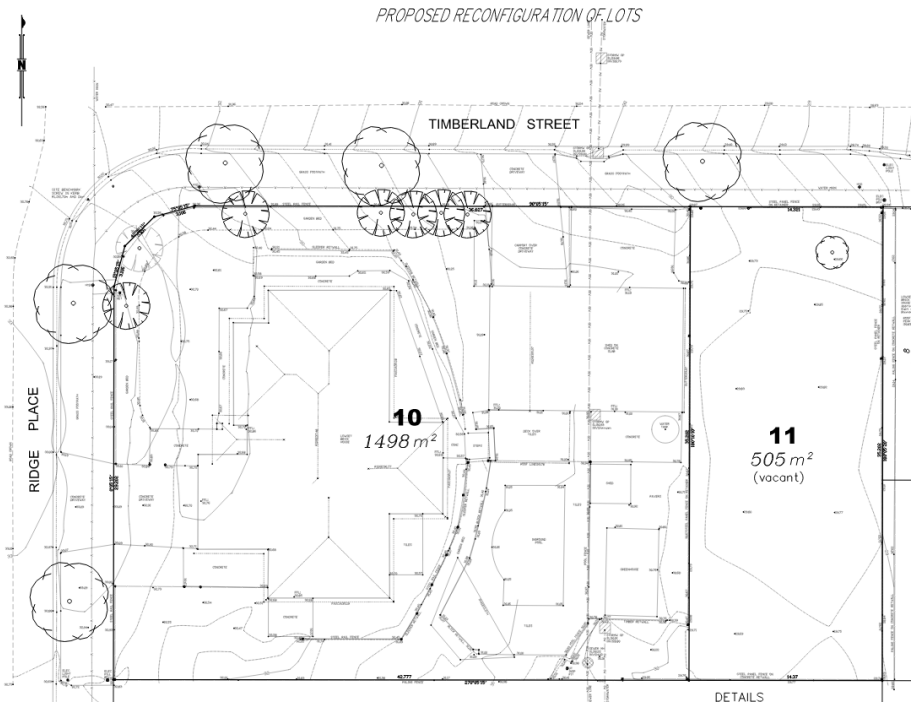



***Figure 1: Proposal plan***

## Site & Locality

The subject site includes one freehold lot described as Lot 5 on SP192465 at 2-4 Ridge Place, Redland Bay and is currently improved by a single detached dwelling and domestic outbuildings (refer to Attachment 2). The subject site has an area of 2003m$^2$.

The existing topography of the site falls away from Ridge Place from 32.75m AHD to 28.5m AHD towards the eastern boundary of the site. Vegetation onsite is limited to a small canopy area along the north and north-western side. A total of five street trees are located along the road frontages, which are proposed to be retained.

The site is located on the eastern side of Ridge Place and the southern side of Timberland Street adjoining land in the LDR1 precinct to the north, south and west, and land in the Low Density Residential (LDR) zone to the east. The broader locality consists of land predominantly in the LDR1 zone, with recreation and open space zoned land also to the south, east and west of the site.




***Figure 2: site and locality- zoning (left) and aerial (right)***

**Planning History**

- MCSS000425 – Dwelling house – decision granted 19 April 2007
- CAR17/0043 – Design and siting for carport – referral response granted 15 August 2017
- SB004784 – Release of covenant – forms signed and returned 23 March 2017

**Assessment Framework**

The application has been made in accordance with the Planning Act and Development Assessment Rules and constitutes a code assessable application for reconfiguring a lot under the City Plan.

In accordance with section 45 of the *Planning Act 2016*:

*'(3) A **code assessment** is an assessment that must be carried out only—*

*(a) against the assessment benchmarks in a categorising instrument for the development; and*

*(b) having regard to any matters prescribed by regulation for this paragraph.*

*(6) Subsections (7) and (8) apply if an assessment manager is, under subsection (3) or (5), assessing a development application against or having regard to—*

*(a) a statutory instrument; or*

*(b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*

*(7) The assessment manager must assess the development application against or having regard to the statutory instrument, or other document, as in effect when the development application was properly made.*

*(8) However, the assessment manager may give the weight the assessment manager considers is appropriate, in the circumstances, to—*

*(a) if the statutory instrument or other document is amended or replaced after the development application is properly made but before it is decided by the assessment manager—the amended or replacement instrument or document; or*

*(b) another statutory instrument—*

*(i) that comes into effect after the development application is properly made but before it is decided by the assessment manager; and*

*(ii) that the assessment manager would have been required to assess, or could have assessed, the development application against, or having regard to, if the instrument had been in effect when the application was properly made.*

Section 27 of the *Planning Regulation 2017*, relevantly, identifies that:

*'(1) For section 45(3)(b) of the Act, the code assessment must be carried out having regard to—*

*(a) the matters stated in schedules 9 and 10 for the development; and*

*(c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and*

*(d) if the prescribed assessment manager is a person other than the chief executive—*

*(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*

*(ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*

*(iii) for designated premises—the designation for the premises; and*

*(e) any temporary State planning policy applying to the premises; and*

*(f) any development approval for, and any lawful use of, the premises or adjacent premises; and*

*(g) the common material.*

*(2) However—*

*(a) an assessment manager may, in assessing development requiring code assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and*

*(b) if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.'*

***common material***, for a development application, means—

*(a) all the material about the application that the assessment manager receives before the application is decided, including—*

*(i) any material relating to a proposed development application that is substantially similar to the development application as made; and*

*(ii) any material attached to, or given with, the development application; and*

*(iii) any material relating to the application given to the assessment manager after the application is made; and*

*(iv) any referral agency's response, including any advice or comment given by a referral agency and any response given under section 57 of the Act; and*

*(v) any properly made submissions about the application, other than a submission that is withdrawn; and*

*(vi) any other submission about the application that the assessment manager has accepted; and*

*(vii) any other advice or comment about the application that a person gives to the assessment manager; and*

*(b) if a development approval for the development is in effect—the approval; and*

*(c) an infrastructure agreement applying to the premises.*

Pursuant to section 45(3) of the PAct, the application was assessed against the following applicable assessment benchmarks.

- City Plan Version 10:
  - Low Density Residential Zone code – LDR1 precinct
  - Reconfiguring a lot code
  - Healthy waters code
  - Infrastructure works code
  - Landscape code
  - Transport, servicing, access and parking code
  - Environmental significance overlay code
  - Bushfire hazard overlay code
- State Planning Policy 2017, Part E
- South East Queensland Regional Plan 2017
- *Planning Regulation 2017*, Schedule 11
- Local Government Infrastructure Plan

Pursuant to section 45(5) of the *Planning Act 2016*, Council had regard to the following matters in its assessment of the application:

- Common material

**Comments Received**

Internal comments received

The application was referred to the divisional Councillor in accordance with standard procedure.

The assessment manager has received assessment advice from the following Council teams/ officers:

- Engineering assessment
- Environmental assessment
- Infrastructure charges
- Arborist
- Survey services unit

The assessment advice received has been considered by the assessment manager in assessing the development application.

**Decision Making Rules**

Section 60 of the *Planning Act 2016* states that:

> *'(2) To the extent the application involves development that requires code assessment, and subject to section 62, the assessment manager, after carrying out the assessment—*
>
> *(a) must decide to approve the application to the extent the development complies with all of the assessment benchmarks for the development; and*
>
> *(b) may decide to approve the application even if the development does not comply with some of the assessment benchmarks; and*
>
> *Examples—*
>
> *1 An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks.*

*2 An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks and a referral agency's response.*

*(c) may impose development conditions on an approval; and*

*(d) may, to the extent the development does not comply with some or all the assessment benchmarks, decide to refuse the application only if compliance cannot be achieved by imposing development conditions.*

*Example of a development condition—*

*A development condition that affects the way the development is carried out, or the management of uses or works that are the natural and ordinary consequence of the development, but does not have the effect of changing the type of development applied for.'*

*(5) The assessment manager may give a preliminary approval for all or part of the development application, even though the development application sought a development permit.*

*(6) If an assessment manager approves only part of a development application, the rest is taken to be refused.*

**Application Assessment**

Lot size and density

Performance outcome PO20 of the low density residential (LDR) zone code and PO1 of the reconfiguring a lot (RAL) code states:

*LDR zone code:*
*PO20*
*'Reconfiguration maintains the low density large lot, semi-rural or bushland character of precinct LDR1 large lot or precinct LDR2 park residential and avoids further fragmentation of land. Lots less than 2,000m$^2$ in precinct LDR1 large lot and 6,000m$^2$ in precinct LDR2 park residential are not created.*

*In precinct LDR2 park residential, a transition in density is retained between urban residential and rural parts of the Redlands.'*

*RAL code:*
*PO1*
*'Reconfiguration results in the creation of lots that:*
1. *are of a size and dimensions which facilitate the uses, character and other outcomes intended for the zone or precinct;*
2. *have practical, generally regular shapes; and*
3. *have a width and depth that can easily accommodate the intended end use, associated infrastructure, on-site open space and vehicular access.'*

The proposed reconfiguring a lot application seeks to create lots that are less than 2000m$^2$. That is, it is proposing lots of 505m$^2$ and 1498m$^2$, which is not compliant with performance outcome PO20 of the zone code.

Therefore, assessment against the relevant overall outcomes is required to determine compliance with the zone code. The following overall outcome of the zone code relevantly states:

*(b) Precinct LDR1: large lot residential:*
- *(i) the precinct retains a very low density residential character;*
- *(ii) retention of habitat within the precinct is maximised;*
- *(iii) housing forms are limited to dwelling houses; and*
- *(iv) lot sizes are not reduced below 2,000m2,* ***unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.***

Surrounding established neighbourhood is not defined within City Plan, however in the context of the subject site is taken to include lots south of School of Arts Road within the LDR1 precinct and the LDR zoned properties to the east along of the subject site along Treeline Place (figure 3).

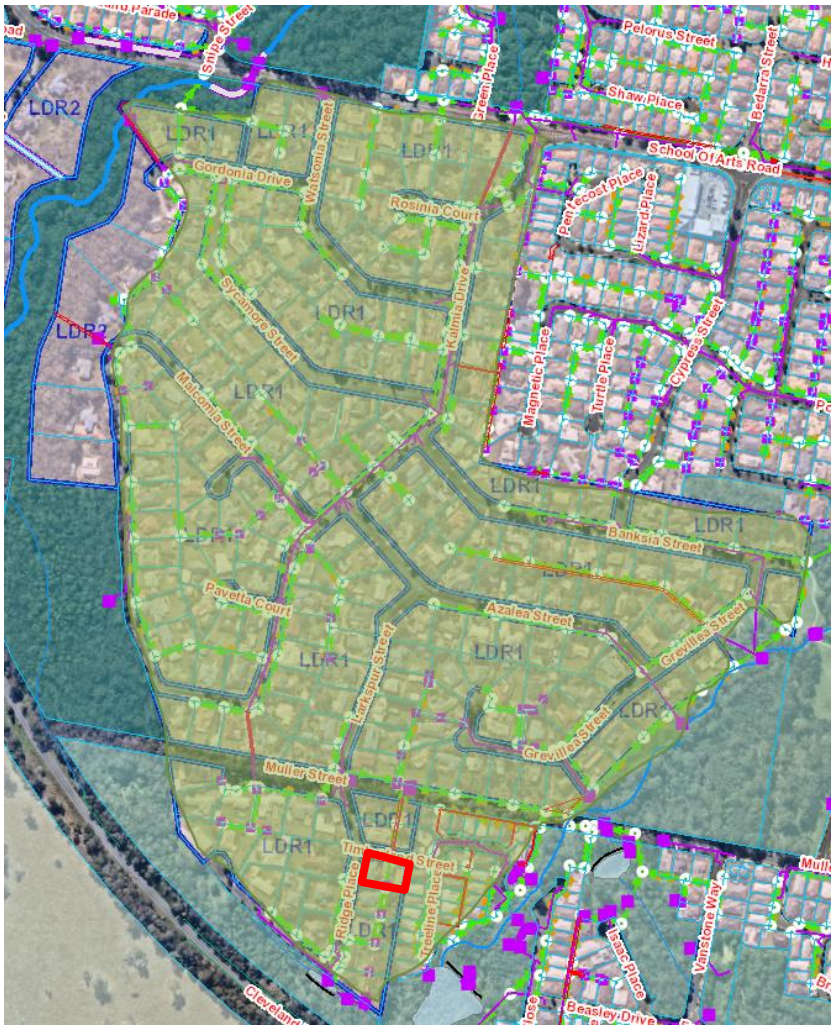



***Figure 3: Established neighbourhood (green hatching) and subject site (red outline)***

The predominant lot size is reflective of the LDR1 precinct with lot sizes greater than 2000m$^2$ consisting of 91% of the established neighbourhood. It is apparent that the proposed development seeks approval for an average/median lot size of 1001.5m$^2$ which is not consistent or compatible with the lot size and density of the established neighbourhood which is greater than 2000m$^2$. The density of the subject site results in an increase greater than 85% of the existing density for the precinct.

The applicant seeks that Council has regard to the existing LDR zoned land not within the LDR1 precinct adjacent the site to the east along Timberland Street. Whilst it is agreed that this land is adjacent to the site, it is distinctly different to the established neighbourhood and precinct the subject site it forms part of. As depicted below, lot size and density adjoining the site and along the entry road to the LDR1 precinct should be afforded greater weighting and exhibit an average/median lot size of 2005.4/2016m$^2$ (Figure 4).




***Figure 4: character of established neighbourhood along Ridge Place (top) and Larkspur Street (bottom) entering the precinct***

Properties along Treeline Place are not included within the LDR1 precinct given they exhibit a substantially different density and character and should be afforded limited weighting in the assessment of development.

Consequently, the proposed lot sizes of 505-1498m$^2$ conflicts with the density of the surrounding established neighbourhood.

*Very low density residential character*

Very low density residential character in the context of the established surrounding neighbourhood is predominantly characterised as below:

- Lot sizes greater than 2000m$^2$ with 35 metre road frontages.
- Density of 1 dwelling/lot per 2000m$^2$ or greater.
- Streetscape consistently exhibits detached housing form situated on large residential lot sizes complemented by habitat and reduced site coverage consistent with the intended character.

- Limited site cover generally 30% or less which maintains an open low density character.
- As you travel south towards the subject site the neighbourhood has a consistent large lot character of 2000m$^2$ or greater with the higher density towards the east of the site not being the predominant overarching density and character.

The proposed lots do not reflect the above very low density character and are unable to comply with the overall outcomes 3(a) i) and iv) based on the following:

- Density of the site is greatly increased and does not retain the very low density character of the surrounding established neighbourhood.
- Lot sizes are less than 2000m$^2$ and are not consistent with the character of the established neighbourhood and are not complemented by habitat and reduced site coverage.

Consequently, the development is unable to comply with the above-mentioned assessment benchmarks and cannot be conditioned to comply resulting in refusal of the development application in accordance with reasons within Attachment 3.

Environmental significance overlay

The site is affected by matters of local environmental significance (MLES) - environmental significance overlay. An area of approximately 217m$^2$ was covered by the overlay. The majority of the clearing occurred prior to City Plan taking effect. All clearing since the commencement of City Plan has totalled less than 500m$^2$ canopy area and as a result, no assessment was required for clearing. Therefore, all clearing has been deemed compliant and there are no implications on the proposed development.




***Figure 4: Overlays***

Bushfire hazard

Performance outcome PO4 of the bushfire hazard overlay code states:

> *PO4*
> *'Where reconfiguration creates lots of 2,000m$^2$ or less, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m$^2$ at the edge of the proposed lot(s).'*

No bushfire hazard report was submitted, however based on internal desktop calculations it has been advised that a minimum setback distance of 26.4 metres is required to achieve a radiant heat flux level of 29kW/$m^2$.
The closest hazardous vegetation to the subject site is approximately 127 metres to the east within Council land. It is therefore considered that development could comply with PO4 of the bushfire hazard overlay.

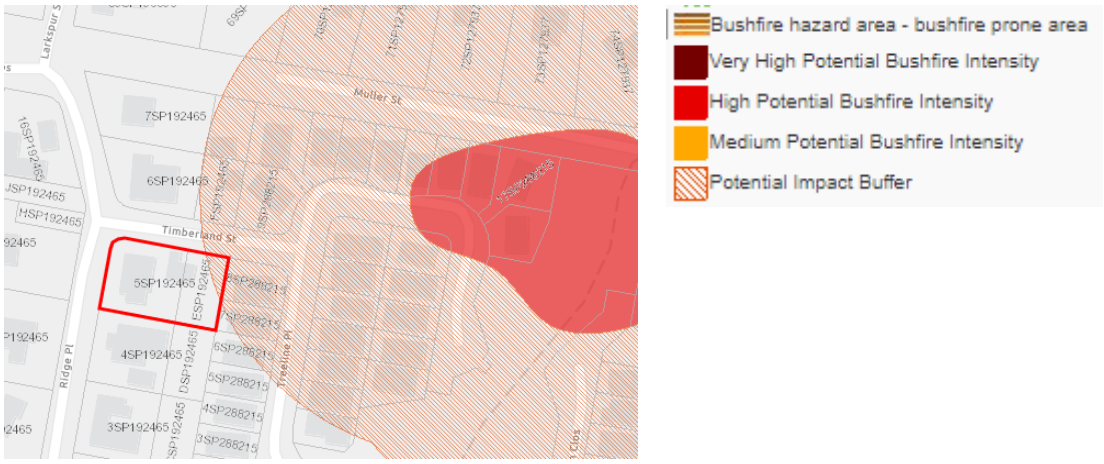



***Figure 5: State Planning Policy- bushfire hazard mapping***

Infrastructure

Development can be integrated with existing infrastructure servicing the locality had the development been recommended for approval as per the following:

- Water supply – Existing 150 millimetre diameter water main located within Timberland is suitable to service the development.
- Stormwater – Stormwater can be conveyed to a lawful point of discharge being Ridge Place for the newly created lot 11 consistent with the healthy waters code.
- Sewer drainage – Existing 150 millimetre diameter sewer main located in the subject lot is suitable to service the development with operational works application potentially required.
- Fire hydrant– Existing fire hydrants within the road verge of Ridge Place and Timberland Street are suitable to service the development.
- Electrical and Telecommunications– Existing underground electrical reticulation and telecommunication conduits within the road verge of Ridge Place and Timberland Street are suitable to service the development.
- Waste management– Kerbside collection would be acceptable to service the development.
- Earthworks– Minor earthworks is anticipated to facilitate lot 11 to service the development which would trigger operational works application.

Overall, had the development been recommended for approval, development conditions could be reasonably imposed to comply with the RAL code, infrastructure works code and healthy waters code.

Street trees

Existing street trees are relevant within the road verge which in accordance with performance outcome PO16 of the landscaping code could be retained through imposition of reasonable development conditions to comply.

**Infrastructure Charges**

The proposed development is subject to infrastructure charges in accordance with the Adopted Infrastructure Charges Resolution. The total charge applicable to this development is:

**Total charge: $32,413.50**

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution.

| **Residential Component** | |
|---|---|
| (2.00 X #Dwelling House - 3 or more bedroom X $32,413.50) | $64,827.00 |
| **Residential Demand Credit** | |
| (1.00 X #Dwelling House - 3 or more bedroom X $32,413.50) | $-32,413.50 |

| | |
|---|---|
| **Total Council Charge:** | **$32,413.50** |

Offsets

There are no offsets that apply under Chapter 4 Part 2 of the *Planning Act 2016*.

Refunds

There are no refunds that apply under Chapter 4 Part 2 of the *Planning Act 2016.*

**State Referrals**

Not applicable.

**CONCLUSION**

It is recommended that the application for reconfiguring a lot for one into two on land described as Lot 5 on SP192465 and situated at 2-4 Ridge Place, Redland Bay be refused as it is unable to meet the assessment benchmarks of City Plan and cannot be conditioned to comply.

**STRATEGIC IMPLICATIONS**

**Legislative Requirements**

The Development Application has been assessed in accordance with the *Planning Act 2016.*

**Risk Management**

Standard development application risks apply. In accordance with the *Planning Act 2016* the applicant may appeal a condition of approval or a decision to refuse the application.

**Financial**

Should an appeal be filed against the decision of Council, subsequent legal costs will apply.

**People**

There are no implications for staff associated with this report.

**Environmental**

Environmental impacts are discussed in the 'Issues' section of this report where relevant.

**Social**

Social impacts are discussed in the 'Issues' section of this report where relevant.

**Human Rights**

There are no known human rights implications associated with this report.

**Alignment with Council's Policy and Plans**

The assessment and officer's recommendation align with Council's policies and plans as described within the 'Issues' section of this report.

**CONSULTATION**

| Consulted | Consultation Date | Comments/Actions |
|---|---|---|
| Division 6 Councillor | 11 September 2023 | Application referred to divisional Councillor as per standard procedure. |
| | 11 September 2023 | Notice to call in the application for decision received from divisional Councillor. |

**OPTIONS**

**Option One**

That Council resolves to refuse the application for reconfiguring a lot one into two, on land described as Lot 5 on SP192465 and situated at 2-4 Ridge Place, Redland Bay, as per reasons for refusal (Attachment 3).

**Option Two**

That Council resolves to issue a development permit for reconfiguring a lot one into two, on land described as Lot 5 on SP192465 and situated at 2-4 Ridge Place, Redland Bay, with conditions.

**Option Three**

That Council resolves to issue a preliminary approval for reconfiguring a lot one into two, on land described as Lot 5 on SP192465 and situated at 2-4 Ridge Place, Redland Bay, with conditions.

**OFFICER'S RECOMMENDATION**

That Council resolves to refuse the application for reconfiguring a lot one into two, on land described as Lot 5 on SP192465 and situated at 2-4 Ridge Place, Redland Bay, as per reasons for refusal (Attachment 3).

**MOTION**

Moved by: Cr Rowanne McKenzie
Seconded by: Cr Mark Edwards

That Council resolves to issue a development permit for reconfiguring a lot one into two, on land described as Lot 5 on SP192465 and situated at 2-4 Ridge Place, Redland Bay, with conditions as outlined in new Attachment 4.

**PROCEDURAL MOTION TO PUT THE MOTION**

**COUNCIL RESOLUTION 2023/228**

**Moved by: Cr Tracey Huges**

**That the Motion be Put.**

**CARRIED 10/0**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

Cr Paul Gollè was absent from the meeting.

**COUNCIL RESOLUTION 2023/229**

**Moved by: Cr Rowanne McKenzie**
**Seconded by: Cr Mark Edwards**

**That Council resolves to issue a development permit for reconfiguring a lot one into two, on land described as Lot 5 on SP192465 and situated at 2-4 Ridge Place, Redland Bay, with conditions as outlined in new Attachment 4.**

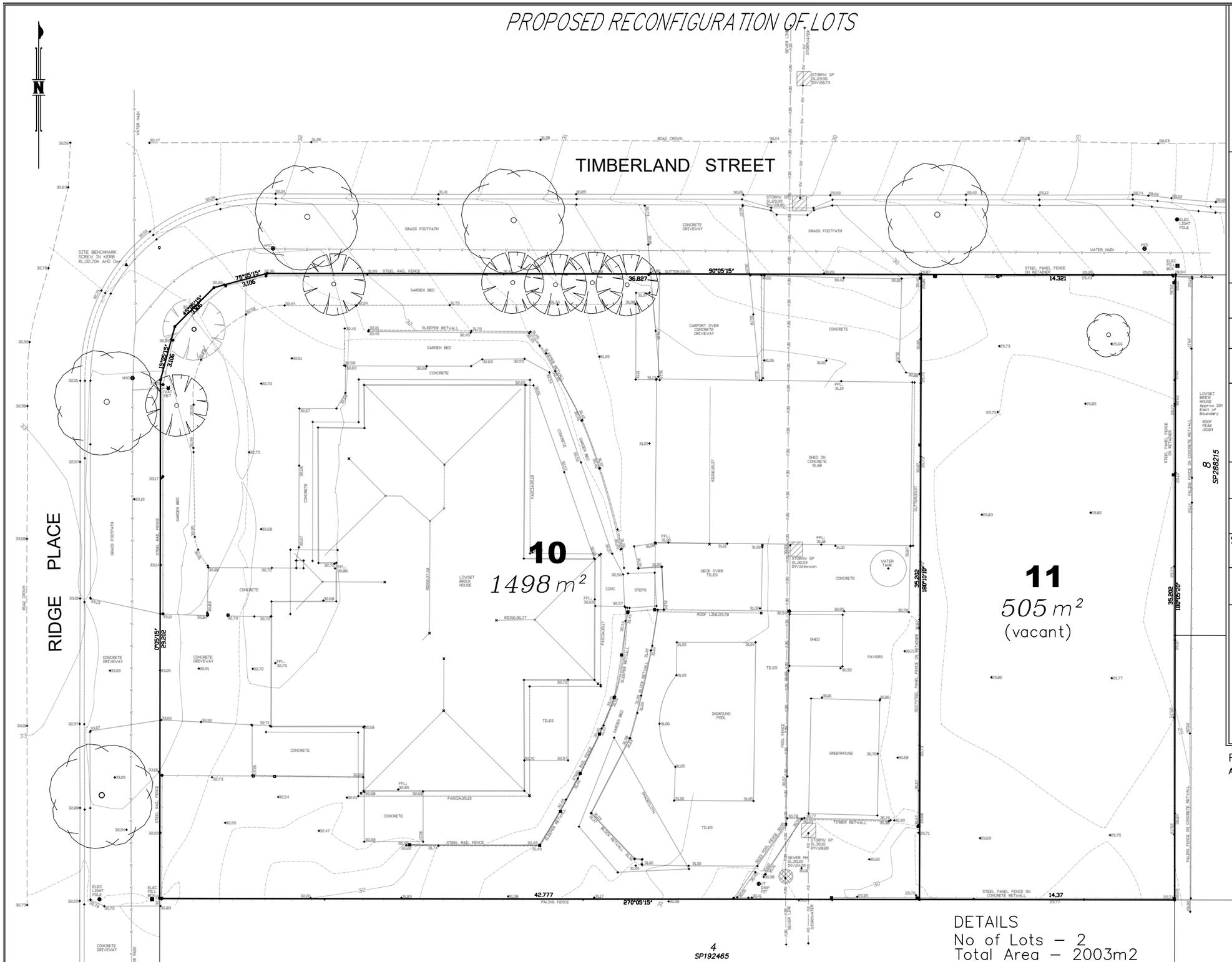
**CARRIED 7/3**

Crs Karen Williams, Peter Mitchell, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges and Adelia Berridge voted FOR the motion.

Crs Wendy Boglary, Lance Hewlett and Paul Bishop voted AGAINST the motion.

Cr Paul Gollè was absent from the meeting.

# PROPOSED RECONFIGURATION OF LOTS




## IAN DAVIS SURVEYS

PTY LTD
ABN 61 073 623 364
Cadastral Surveyors
PO BOX 7280
REDLAND BAY Q 4165
Mob: 0419 675 901
PH (07) 3829 1811

E: idsurvey@yahoo.com.au

1) This plan was prepared for the exclusive use of the client and for the purpose shown hereon. Ian Davis Surveys accepts no responsibility for the use of this plan other than for it's specified use. This plan has been prepared to indicate levels, contours, improvements and visible services.
ii) Prior to any excavation or construction on the site, the relevant authority should be contacted for possible locations of further underground services and detailed locations of all services.
iii) The title boundaries as shown hereon were not marked at the time of survey and were determined by plan dimension only, not by field survey. Please contact Ian Davis Surveys if boundary reinstatement is required.
iv) The levels and contours shown should not be used for determining natural ground level. Please contact Ian Davis Surveys if natural ground level is required for the calculation of building heights.

| DATE | LEVEL DATUM: AHD D |
|---|---|
| 1st June 2023 | Vide PSM 165363 RL: 25.983m |

ORIGIN: Survey
CONTOUR INTERVAL: 0.250m

LOCAL AUTHORITY
***Redland City Council***

## *PROPOSAL PLAN*

***2-4 Ridge Place***
***Redland Bay***
***Lot 5 SP192465***

CLIENT
***Russell Patrick***

| SURVEYED | DRAWN |
|---|---|
| *B North* | *IPD* |
| SCALE *1 : 200 @ A3* | REF NO *8450* |

DRAWING NUMBER
***8450 - Detail A***

SERVICES
- POLE ELECTRIC
- TELSTRA PIT
- SEWER MANHOLE
- WATER METER
- ELECTRIC POLE W LIGHT
- WATER HYDRANT
- BLD GUTTER
- BLD ROOF
- SEWER INSPECTION OPENING
- PUMP
- ELECTRIC BOX

TREES
- TREE PALM
- TREE

REVISIONS
A) Original Issue

DETAILS
No of Lots – 2
Total Area – 2003m2
Min Area – 505m2
Average Area – 1001m2
New Road – nil

## ATTACHMENT 2- SITE AND LOCALITY PLAN




***Figure 1: aerial image of subject site (top) and zoning plan with subject site in red (bottom)***

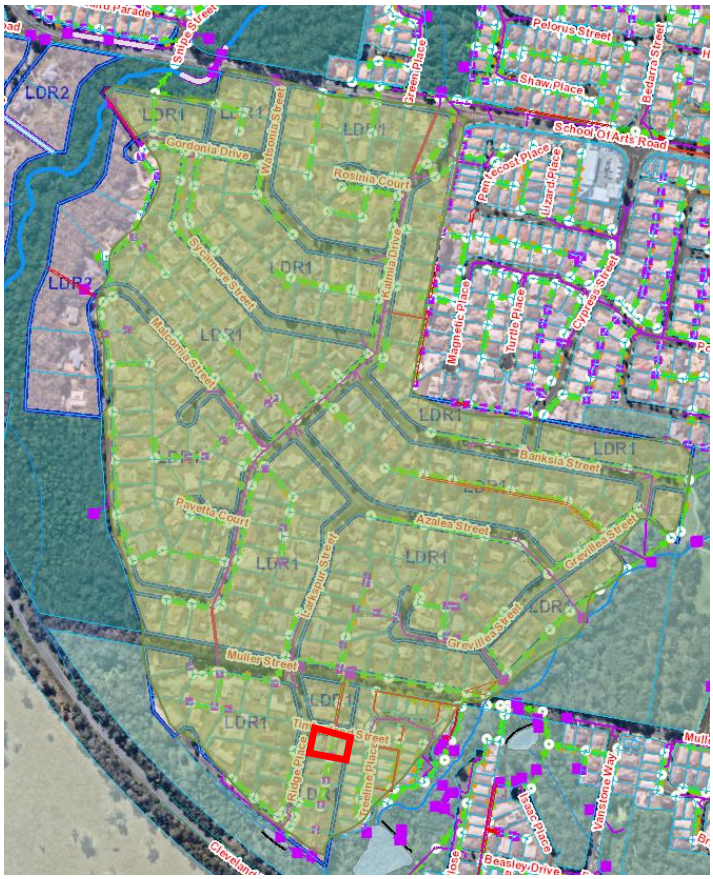



*Figure 2: Established neighbourhood (green hatching) and subject site (red outline)*

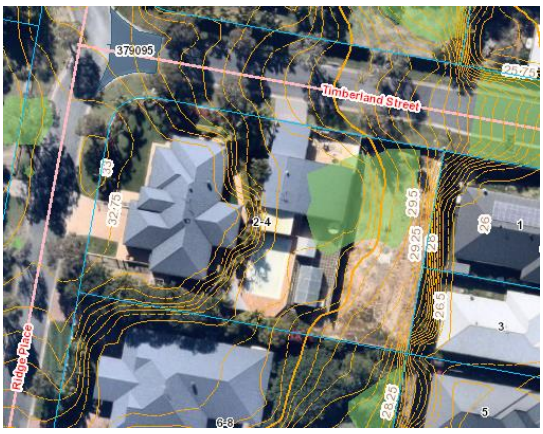



*Figure 3: Overlays*

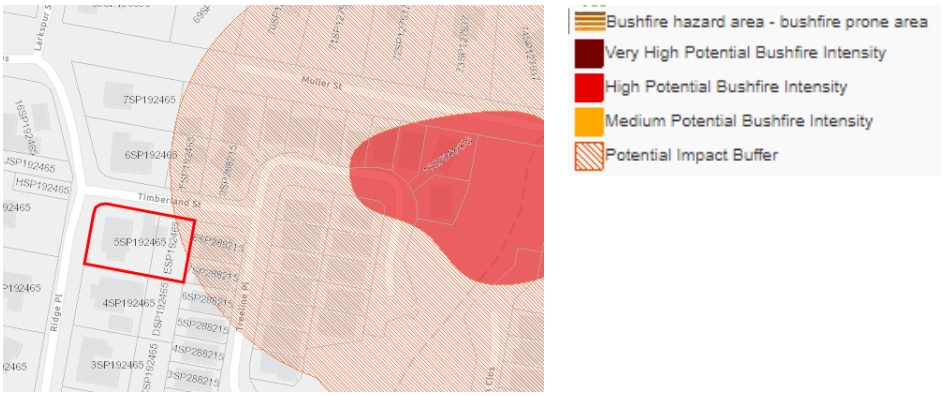



***Figure 4: State Planning Policy- bushfire hazard mapping***

**ATTACHMENT 3- REASONS FOR REFUSAL**

It is recommended that the application for reconfiguring a lot one into two on land described as Lot 5 SP 192465 and situated at 2-4 Ridge Place, Redland Bay be refused on the following grounds:

**1. Lot size, density character**

The proposal will create lots less than 2000m$^2$ which are not consistent with the density and character of the established surrounding neighbourhood. The proposal will not retain a very low density residential character as anticipated in the Precinct LDR1: large lot residential.

The proposed development is contrary to City Plan as follows:

a) Performance outcome PO20 of the low density residential zone code
b) Overall outcomes (3)(a) (i) and (iv) of the low density residential zone code
c) Performance outcome PO1 of the reconfiguring a lot code
d) Overall outcome (2)(a)(i) of the reconfiguring a lot code.

**NEW ATTACHMENT 4 – Conditions**

| ASSESSMENT MANAGER CONDITIONS | TIMING |
|---|---|
| **1.** Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development. | On-going. |
| **Approved plans and documents** | |
| **2.** Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans. | Prior to Council approval of the survey plan. |

| Plan/document title | Reference number | Prepared by | Plan/doc. date |
|---|---|---|---|
| Proposal plan (amended in red by Council) | 8450- Detail A Revisions A | Ian Davis Surveys Pty Ltd | 1 June 2023 |

**Table 1: Approved plans and documents**

| | |
|---|---|
| **3.** Submit to Council a survey plan for approval, in accordance with the approved plans, following compliance with all relevant conditions and requirements of this approval. | Prior to expiry of the currency period for the development. |
| **Existing structures** | |
| **4.** Locate all existing building, structures and associated infrastructure within the bounds of proposed Lot 10 and obtain all relevant approvals for their alteration/relocation. | Prior to Council approval of the survey plan. |
| **5.** Remove any existing fences and/or incidental works that straddle the new boundaries, or alter to realign with the new property boundaries or to be wholly contained within one of the new properties. | Prior to Council approval of the survey plan. |
| **Split valuation** | |
| | |

| | |
|---|---|
| **6.** Pay to Council the split valuation fee prescribed by the State Government. The current value of the fee is $43.40 (excluding GST) per allotment (2023/2024 financial year). The fee must be paid:<br><br>• for each allotment contained on the survey plan, including balance lots, and<br>• at the rate applicable at the time of payment. | Prior to Council approval of the survey plan. |
| **Land dedication and design** | |
| **7.** Grant easements for the following and submit the relevant easement documentation to Council for approval. Once approved by Council, register the easements on the property title.<br><br>a) Stormwater drainage purposes along the entire eastern side and rear site boundary of Lot 11 in favour of the upstream property owner Lot 10 generally as amended in red by Council.<br>b) Access purposes 1m wide to and around any public asset sewer maintenance holes or structures in favour of Redland City Council and its agents. | As part of the request for assessment of the survey plan. |
| **Landscaping works** | |
| **8.** Pay to Council a monetary contribution for street tree planting for one (1) street tree. The contribution must be paid at the rate current at the time of payment under Council's Register of Fees. The current rate is $413 per tree (2023/2024 financial year). | Prior to Council approval of the survey plan. |
| **9.** Remove from the site all weed species, as identified in the Redlands Coast Biosecurity Plan 2018-2023. | Prior to Council approval of the survey plan. |
| **10.** Turf all areas of disturbance within the road verge with turf cut from a weed free source containing no viable weed seed. | Prior to Council approval of the survey plan. |
| **Utility services** | |
| | |

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|---|---|
| **11.** Relocate any services (for example water, sewer, electricity, telecommunications and roofwater) that are not wholly located within the lots that are being serviced. | Prior to Council approval of the survey plan. |
| **12.** Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid in accordance with the terms of any cost estimate provided to perform the works. | At the time the works occur, or prior to Council approval of the survey plan, whichever is the sooner. |
| **13.** Design and install underground electricity and telecommunication to service lots in accordance with the requirements of the relevant service providers and the City Plan Infrastructure Works Code and Infrastructure Works Policy. Provide Council with written confirmation from the service provider for the supply of electricity and telecommunication services.<br><br>*Note: you need to engage the services of a telecommunications carrier to install and operate a telecommunications network. It is recommended you do this immediately after receiving this development approval to ensure a connection will be available to future residents. To find out if NBN is currently available for this development, visit the NBN website: https://www2.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html* | Prior to Council approval of the survey plan. |
| **Access and roadworks** | |
| **14.** Submit to Council and receive operational works approval for the construction of a concrete driveway crossover to service proposed Lot 11, in accordance with the City Plan Transport, Servicing, Access and Parking Code and Policy and standard drawings contained in Planning Scheme Policy 2 - Infrastructure works. | As part of the application for operational works or prior to Council approval of the survey plan, whichever is the sooner. |
| **15.** Remove all redundant vehicle crossovers and reinstate kerb and channel, road pavement, service and footpaths as specified in accordance with the standards in the City Plan Transport, Servicing, Access and Parking Code and Policy. | Prior to Council approval of the survey plan. |

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|---|---|
| **Stormwater management** | |
| **16.** Convey roof water and surface water to lawful point of discharge in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works being the following:<br><br>a) Lot 10:<br>i) minor flow (roofed): direct to the existing 225mm stormwater infrastructure that flows south.<br>ii) major flow (surface/overland): direct to proposed inter allotment drainage easement (swale) through Lot 11 as amended in red by Council.<br><br>b) Lot 11: Convey all flows to Timberland St kerb and channel including inter allotment drainage easement (swale) built in favour of Lot 10. | Prior to on maintenance or Council approval of the survey plan, whichever is the sooner.<br><br>Ongoing condition. |
| **17.** Manage stormwater discharge from the site in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works, so as to not cause an actionable nuisance to adjoining properties. | Prior to on maintenance or Council approval of the survey plan, whichever is the sooner.<br><br>Ongoing condition. |
| **18.** Submit to Council, and receive operational works approval for, a stormwater plan and report that addresses quantity in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works, including the following:<br><br>• Design of allotment drainage.<br>• Swale for overland flow.<br>• Lawful point of discharge. | As part of the application for operational works or prior to Council approval of the survey plan, whichever is the sooner. |
| **Water and wastewater** | |
| **19.** Connect all lots to the existing reticulated sewerage and reticulated water systems. Submit to Council for approval an application for operational works showing the proposed works are in accordance with the SEQ Water Supply and Sewerage Design and Construction Code and the City Plan Planning Scheme Policy 2 – Infrastructure Works. | Prior to Council approval of the survey plan. |

| | |
|---|---|
| | |
| **20.** Remove any redundant sewerage connections or onsite effluent systems within the site or servicing the development and provide documentary evidence to Council or its delegate that this has occurred. | Prior to Council approval of the survey plan. |
| **21.** Reconnect the existing dwelling to new sewerage and/or water connections and services and locate all private plumbing and drainage associated with the dwelling wholly within the lot. | Prior to Council approval of the survey plan. |
| **Excavation and fill** | |
| **22.** Apply to Council and obtain operational works approval for any earthworks associated with the reconfiguration, including verge earthworks. Design and construct all retaining structures in accordance with the Australian Standard for Earth-retaining structures (AS4678-2002), in particular the minimum 60 year design life requirements. | As part of the application for operational works. |
| **Sediment and erosion control** | |
| **23.** Design, implement and maintain measures and practices in accordance with Best Practice Erosion and Sediment Control published by the International Erosion Control Association Australasian Chapter 2008 (IECA). | During construction phase. |
| **Dust control** | |
| **24.** Implement dust control measures at each phase of site development and operation in accordance with IECA Best Practice Erosion and Sediment Control. | During site works and construction phase. |
| **Vegetation management** | |
| **25.** Protect the existing street tree located within the verge of Timberland Street in accordance with the plans as amended in red by Council by implementing tree protection measures in accordance with the Australian Standard AS4970-2009 Protection of Trees on Development Sites. All tree protection measures must be in place prior to any development works commencing. | Prior to works commencing and during construction phase. |
| | |

| | |
|---|---|
| **26.** Advise Council of the appointed Project Arborist, including their contact details. | Prior to pre-start meeting or works commencing. |
| **27.** Undertake any corrective pruning to the existing street tree located within the verge of Timberland Street in accordance with Australian Standard AS4373:2007: Pruning of Amenity Trees. Pruning works to be performed by a minimum level 3 qualified Arborist under the supervision of the Project Arborist. | During site works. |
| **28.** Any deviation(s) from approved plans to be approved in writing by Council advised accordingly. | At the commencement, during and until completion of all construction works. |

**ADDITIONAL APPROVALS**

The following further **development permits** are necessary to allow the development to be carried out.

- Operational works approval is required for the following works as detailed in the conditions of this approval:
    - Sewer
    - Stormwater drainage
    - Earthworks (as relevant)
    - Driveway crossover to service proposed lot 11.

Further approvals, other than a development permit, are also required for your development. This includes, but is not limited to, the following:

- Road opening permit – for any works proposed within an existing road reserve.
- Capping of sewer – for demolition of existing buildings on site (as relevant).

**ASSESSMENT MANAGER ADVICE**

- **Infrastructure charges**
  Infrastructure charges apply to the development in accordance with the Adopted Infrastructure Charges Resolution (No. 3.1) 2020 levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.

- **Live connections**
  Redland City Council is responsible for all live water and wastewater connections. Contact must be made with Council to arrange live works associated with the development.

  Further information can be obtained from Council on 07 3829 8999.

- **Coastal processes and sea level rise**
  Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.

- **Hours of construction**
  Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.

- **Bushfire hazard**
  Council's Bushfire Hazard Overlay identifies the site as potential buffer area associated with bushfire hazard. Further advice on this matter should be sought from a building certifier.

- **Performance bonding**
  Security bonds may be required in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works. Bond amounts are determined as part of an Operational Works approvals and will be required to be paid prior to the pre-start meeting or the development works commencing, whichever is the sooner.

- **Survey and as-constructed information**
  Redland City Council will be transitioning to ADAC XML submissions for all asset infrastructure. While current Redland Planning Scheme Policies do not mandate its use, RCC encourages the utilisation of this methodology for submissions.

- **Plan sealing information**
  To expedite the processing of survey plans, a survey plan checklist is available on Council's website at:

  https://www.redland.qld.gov.au/info/20016/planning_and_development/348/forms_for_planning_and_development

You should complete this checklist and submit it to Council with your survey plan(s). Please be aware that Council may choose not to process the lodgement of a subdivision plan where outstanding rates and/or charges are applicable to the relevant property.

- **Services installation**
  It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.

- **Fire ants**
  Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries (DAF) website www.daf.qld.gov.au/fireants

- **Cultural heritage**
  The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) website:

  https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf

  The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website:

  https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request

  Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. It is recommended you consult with QYAC in relation to aboriginal and cultural heritage matters prior to

the commencement of works on site. QYAC can be contacted on 07 3415 2816 or admin@QYAC.net.au

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

- **Fauna protection**
  It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

- ***Environment Protection and Biodiversity Conservation Act***
  Under the *Commonwealth Government's Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as **endangered** under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

  Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.